



South Somerset District Council
Local Plan Review

The Potential for Rural Settlements to be Designated 'Villages'

November 2018

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1. Introduction

- 1.1 This paper considers the suitability of the District's many Rural Settlements for growth. The current Local Plan does not allocate housing and employment to specific villages, seeking to direct most development to Yeovil, the Market Towns and Rural Centres. However, new housing has been delivered in the Rural Settlements far in excess of what the Local Plan anticipated; and similarly, new commercial buildings have, in the main, been provided away from the established employment locations and sites allocated for that purpose. Rather than continue with this somewhat arbitrary situation, the Review of the Local Plan offers the opportunity to look again at the various smaller settlements around the District to ascertain which might offer the best and most sustainable locations for limited growth and possible designation as 'Villages'.
- 1.2 The Review of the Local Plan has also resulted in the potential removal of the role of 'Rural Centre' from Stoke sub Hamdon. This is because the settlement has many constraints and the number of commercial outlets in the centre is relatively restricted. It could instead be designated a 'Village' in recognition of its size and numbers of other facilities relative to the remaining Rural Settlements.
- 1.3 This paper explains the background to how we have arrived at this position in more detail; looks at the factors that contribute to a place being a more sustainable location; and then uses these as the basis for evaluating settlements as being appropriate to designate as locations for potential development.

2. Context

- 2.1 The hierarchy of Yeovil as the Principal Town; Market Towns and Rural Centres forms the basis of the Settlement Strategy in the Local Plan as set out in Policy SS1. The bulk of growth outside Yeovil is directed to the Market Towns and Rural Centres in order to take advantage of employment and service opportunities available in these places; minimise the infrastructure investment required across the District; and increase the level of self-containment. The settlements within each tier of the Hierarchy are set out in Figure 2.1.

Figure 2.1 – Settlement Hierarchy in South Somerset

Principal Town	Primary Market Towns	Local Market Towns	Rural Centres
Yeovil	Chard	Ansford/ Castle Cary	Bruton
	Crewkerne	Langport/ Huish Episcopi	Ilchester
	Ilminster	Somerton	Martock/ Bower Hinton
	Wincanton		Milborne Port
			South Petherton
			Stoke sub Hamdon

- 2.2 The proposed housing growth has been distributed in the following proportions in the Local Plan:
- Yeovil - 47% of growth;
 - Market Towns 32% of growth - 25% in Primary Market Towns and 7% in Local Market Towns;
 - Rural Centres - 7% of growth; and
 - Other Rural Settlements - 14% of growth

2.3 However, in many cases, the level of residential development is not being successfully delivered in the Primary and Local Market Towns to the extent that the Local Plan anticipated; whilst the Rural Settlements have provided nearly 21% of completions since the beginning of the Plan period¹ - a total of 1562 dwellings.

2.4 Policy SS2 of the Local Plan permits development which is commensurate with the scale and character of Rural Settlements which contain a minimum level of public services; and which provides employment opportunities commensurate with the settlement scale, enhances community services and/or meets an identified housing need. This has resulted in a more market led spread of new development throughout the settlements in the countryside.

2.5 Policy SS2 states:

“Development in Rural Settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:

- Provides employment opportunities appropriate to the scale of the settlement; and/or
- Creates or enhances community facilities and services to serve the settlement; and/or
- Meets identified housing need, particularly for affordable housing.

Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.

Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation.

Proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services listed at Paragraph 5.41(of the Local Plan).

2.6 The services referred to above are stated to be:

- local convenience shop;
- post office;
- pub;
- children’s play area/sports pitch;
- village hall/community centre;
- health centre;
- faith facility; and
- primary school.

2.7 The preferred option emerging from the Local Plan Review is that, of these, Post Offices should be combined with convenience shops as these are often in the same premises anyway; and that faith facilities with a meeting room should be combined with village halls, as they both provide opportunities for meetings and community events. In order to ensure that development should be permitted in only the most sustainable locations, it is also proposed to require at least four of this revised list of facilities to be present in a settlement if new housing is to be provided.

2.8 The District’s Five-Year Housing Land Supply Paper (August 2018) concludes that the Council’s five-year housing land supply requirement is currently 5,873 dwellings. Based upon the current assessment of future housing land supply for the period 2018/19 to 2022/23 the Council’s deliverable five-year housing land supply is 4,700 dwellings².

¹ South Somerset District Council (SSDC) Authority Monitoring Report 2018

² SSDC Five-Year Housing Land Supply Paper August 2018

- 2.9 As such, the Council cannot currently demonstrate a five-year supply of housing sites and can only demonstrate a supply equivalent to about four years. This means that, even if the Authority resists what it considers to be unacceptable development at smaller Rural Settlements, Planning Inspectors are able to take the view on appeal that the Council's Local Plan housing supply policies are 'out of date'; and attach more weight to the National Planning Policy Framework and the presumption in favour of sustainable development, resulting in further dispersed housing developments being approved.
- 2.10 We cannot ignore that development in Rural Settlements has contributed to a vital part of housing delivery in South Somerset and more housing has been delivered in the first 12 years of the Local Plan period in these locations than the settlement strategy envisaged. Larger Rural Settlements appear to be the focus for most development but there are also significant commitments in other smaller locations. It will be important to continue to monitor the situation as without some control there may be a risk of over-development. Given the current lack of a five-year housing land supply, it may be considered that the benefits of housing delivery in these locations outweigh the existing strategic approach to housing delivery and mean that an alternative spatial strategy needs to be considered.
- 2.11 The Local Plan distributes employment land in the following proportions:
- Yeovil : 33.5% of growth;
 - Market Towns: 59% of growth - 39% in Primary Market Towns and 20% in Local Market Towns;
 - Rural Centres: 7.5% of growth; and
 - Rural Settlements: no employment land figure has been identified.
- 2.12 The level of new employment land provided at the larger settlements has also fallen short of the Local Plan expectations, although the net gain in floorspace is significant. A total of 50% of new employment floorspace has been provided in the 'Rest of the District'¹.
- 2.13 As a result of the pattern of new development in the District since the adoption of the Local Plan, the Local Plan Review provides the opportunity to consider a revised spatial distribution strategy for new housing and employment activities. This could mean the potential designation of a further tier of settlement as 'Villages', where the Local Plan could allocate a level of new housing and employment growth should the Council decide that this would be an appropriate course of action.

3 The Methodology

- 3.1 Government's Planning Practice Guidance³ states that it is important to recognise the particular issues facing rural areas in terms of housing supply and affordability; and the role of housing in supporting the broader sustainability of villages and smaller settlements. It states that a thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.
- 3.2 The Guidance states that assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. However, all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other

³ Gov.Uk Rural Housing 2016

settlements from expanding should be avoided unless their use can be supported by robust evidence.

- 3.3 The National Planning Policy Framework (NPPF)⁴ states that “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”.
- 3.4 The NPPF also states that “Planning policies and decisions should enable:
- the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
 - the development and diversification of agricultural and other land-based rural businesses; and
 - sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”
- 3.5 This appraisal of whether settlements are suitable for allocated growth takes into account the following factors:

Stage One/ Level 1 Criteria:

- Size of existing population and number of dwellings
- The level of existing community services
- Whether opportunities for housing and employment growth have been identified

Stage Two/ Level 2 Criteria:

- Existing employment levels
 - Accessibility by road, bus and rail
 - Apparent attractiveness to the housing and employment market
 - Flood risk
 - The presence of Best and Most Versatile (BMV)⁵ agricultural land
 - Ecological designations
 - Conservation Areas
- 3.6 Stage One of the methodology identifies the Rural Settlements with the largest populations, then those that perform particularly well in respect of the level of local community services; and then those that could potentially accommodate growth as identified by the Housing and Economic Land Availability Assessment⁶. As a second stage, it then goes on to consider the Level 2 criteria for each of those settlements identified through Stage One.

⁴ National Planning Policy Framework 2018

⁵ Grades 1 (Excellent), 2 (Very Good) and 3a (Good) - Ministry of Agriculture Fisheries and Food 1992

⁶ SSDC HELAA September 2018

- 3.7 Settlements without their own recognised ‘built up area’ (BUA) as identified by the Office of National Statistics, have been excluded, as most of these are unlikely to be of a scale to offer sustainable locations for growth. Misterton, on the other hand, has been omitted because it does not have its own defined BUA (being contiguous with Crewkerne); and data availability is limited. A complete list of Rural Settlements in the District subject to this Appraisal is included as Appendix 1.

Size of existing population and dwelling numbers

- 3.8 It is intuitive to think that the largest of the Rural Settlements, with the highest existing populations and numbers of existing dwellings, would be most able to ‘absorb’ additional growth without their scale and character being fundamentally altered.
- 3.9 Those settlements with populations over 900 as of 2011 (BUA)⁷ are as shown in Figure 3.1; the next largest settlements have populations over 15% lower.

Figure 3.1 – Population Size and Numbers of Dwellings – Larger Settlements

Settlement	Resident Pop BUA	No of Dwellings (in BUA)
Stoke sub Hamdon	2415	1090
Tatworth	2259	996
Merriott	1979	882
Curry Rivel	1844	842
Abbas & Templecombe	1560	746
Henstridge	1530	695
Horton/ Broadway	1391	649
West Coker	1161	586
Barwick	1115	517
Charlton Adam/ Mackrell	1073	470
Keinton Mandeville	1068	417
Combe St Nicholas	1029	513
Tintinhull	902	430

Source: Office of National Statistics

The level of existing community services

- 3.10 Surveys were undertaken to ascertain what community services and facilities are provided for in each rural settlement (and updated as of October 2018). In order to be consistent with the emerging preferred option in the Local Plan Review, referred to in paragraph 2.7 above, these are listed as follows:
- Local convenience shop/ Post Office
 - State primary school
 - Health Centre
 - Public House
 - Village hall/ community centre/ faith facility with hall
 - Children’s play area

⁷ Census 2011

- 3.11 Existing levels of retail and community facilities help in defining whether a settlement already acts as a local service centre. It is obvious that those settlements with the higher level of service provision could be considered the most appropriate for growth.
- 3.12 Most of the larger settlements in Figure 3.1 above contain the majority of these facilities, although the level of provision in Barwick, Charlton Adam/ Mackrell and Tintinhull is relatively low (See Figure 3.2). Smaller settlements where community facilities are particularly well represented are also shown in Figure 3.2.

Figure 3.2 – Level of Local Services

Settlements	State Primary School	Local Convenience Shop/ Post Office	Pub	Village Hall/ Faith Facility	Children's Play	Health Centre
Stoke sub Hamdon	•	•	•	•	•	•
Tatworth	•	•	•	•	•	
Merriott	•	•	•	•	•	
Curry Rivel	•	•	•	•	•	
Abbas & Templecombe	•	•		•	•	
Henstridge	•	•	•	•	•	
Horton/ Broadway	•	•	•	•	•	•
West Coker	•	•	•	•	•	•
Barwick	•		•	•	•	
Charlton Adam/ Mackrell	•	•	•	•	•	
Keinton Mandeville	•	•	•	•	•	
Combe St Nicholas	•	•	•	•	•	
Tintinhull	•		•	•	•	
Winsham	•	•	•	•	•	
Shepton Beauchamp	•	•	•	•	•	
Kingsbury Episcopi	•	•	•	•	•	
North Cadbury	•	•	•	•	•	
Ash	•	•	•	•	•	
Charlton Horethorne	•	•	•	•	•	
Chilthorne Domer	•	•	•	•	•	
Queen Camel	•	•	•	•	•	•
Montacute	•	•	•	•	•	
Long Sutton	•	•	•	•	•	
Hinton St George	•	•	•	•	•	
Hambridge	•	•	•	•	•	

Opportunities for housing and employment growth

3.13 The Council's Housing and Economic Land Availability Assessment ⁸ identifies sites within each Parish across the District that are suitable for development and available; and where development could be achieved. Figure 3.3 includes those settlements already referred to in Figures 3.1 and 3.2, but also those where particular opportunities for new housing and/or employment development have been identified. It should be noted that, in most cases, the parish boundary is larger than the BUA, so sites may be included that are not within or adjacent to the settlement itself.

Figure 3.3 – Potential for Housing and Employment Growth

Settlement	Potential Housing Numbers	Employment Potential (m ²)
Stoke sub Hamdon	174	
Tatworth	43	
Merriott	84	
Curry Rivel	72	
Abbas & Templecombe	75	
Henstridge	146	
Horton/ Broadway	90	
West Coker	769 (Yeovil)	108, 800 (Yeovil)
Barwick		
Charlton Adam/ Mackrell	21	
Keinton Mandeville	91	
Combe St Nicholas	305	
Tintinhull	28	
Winsham		
Shepton Beauchamp	35	
Kingsbury Episcopi		
North Cadbury	71	7,500
Ash		
Charlton Horethorne		
Chilthorne Domer		
Queen Camel	5	
Montacute		
Long Sutton	43	
Hinton St George		
Hambridge		
Odcombe	7	
East/ North Coker	2215 (Yeovil)	
Ilton		1,500
Barton St David	58	
Marston Magna	69	
Sparkford	69	2,260 (with 47 dwellings)
Barrington	10	

⁸ SSDC HELAA 2018

Existing Employment Levels

- 3.14 Having established those settlements which are already the largest, act as local centres with high levels of community services; and where opportunities for growth exist, it is important to consider what levels of employment exist in these places. In the interests of achieving balanced communities and sustainable development, further growth should ideally be where opportunities for employment exist to potentially minimise the amount of out-commuting.
- 3.15 For each of the above settlements, Figure 3.4 includes the data for the numbers of economically active people in each parish (2011 Census) and existing jobs (rounded) collected from the Business Register and Employment Survey (BRES) 2016 by Lower Super Output Area (LSOA)⁹. The LSOAs do not always directly correspond with the settlement or parish boundaries and in some cases, include other settlements too.
- 3.16 There are limitations to using the BRES data as the results depend each year on the return of data from local businesses, resulting in potential annual variations, but it does enable an indication of the relative employment density within an area. The employment density is the number of jobs divided by the numbers of the population who are economically active¹⁰.
- 3.17 The number of economically active people in a BRES area have been added together where it may include more than one settlement. Settlements without their own specific BRES area are indicated by an asterisk in figure 3.4.

⁹ <https://www.nomisweb.co.uk/>

¹⁰ Census 2011

Figure 3.4 – Existing Numbers of Jobs

Settlement	Economically Active People	BRES 2016	Employment Density
Stoke sub Hamdon	998	125	0.13
Tatworth	1247	350	0.28
Merriott	1136	250 (Incl Hinton St George*)	0.22
Curry Rivel	1171	500 (incl Drayton)	0.43
Abbas & Templecombe	1077	1000 (incl Horsington)	0.93
Henstridge	902	700	0.78
Horton/ Broadway	947	450 (and Ashill)	0.48
West Coker	1388	125 (and Hardington Mandeville)	0.09
Barwick	610	45	0.07
Charlton Adam/ Mackrell	681	250 (incl Kingsdon)	0.37
Keinton Mandeville	831	350 (and Barton St David*)	0.42
Combe St Nicholas	610	500	0.82
Tintinhull	715	225 (incl Chilthorne Domer)	0.31
Winsham	580	1000 (incl Dowlish Wake and Chaffcombe)	1.72
Shepton Beauchamp	437	350 (incl Seavingtons)	0.8
Kingsbury Episcopi	*	*	*
North Cadbury	721	450 (incl S. Cadbury, Lovington and Babcary)	0.62
Ash	516	500 (incl Long Load)	0.96
Charlton Horethorne	546	500 (incl North Cheriton, Compton Pouncefoot and Corton Denham)	0.91
Chilthorne Domer	738	70 (incl Tintinhull)	0.94
Queen Camel	683	700 (incl Sparkford*)	1.02
Montacute	379	450	1.19
Long Sutton	564	300 (incl Pitney)	0.53
Hinton St George	*	*	*
Hambridge	584	700 (incl Fivehead)	1.2
Odcombe	342	250	0.73
East/ North Coker	727	300	0.41
Ilton	419	450	1.07
Barton St David	*	*	*
Marston Magna	514	500 (West Camel; incl Rimpton)	0.97
Sparkford	*	*	*
Barrington	1008	400 (incl Kingsbury Episcopi* and Muchelney)	0.4

3.18 The ratio of jobs available in the BRES area to numbers of economically active people is particularly high for Winsham, Montacute, Ilton and Hambridge. The similar ratio in Stoke sub

Hamdon, West Coker and Barwick is, on the other hand, considerably lower than in the other identified settlements.

Accessibility by Road, Bus and Rail

- 3.19 Of the settlements already referred to, those in Figure 3.5 are particularly accessible by road or bus services; and in a couple of cases, with direct access to a railway service (As at October 2018).

Figure 3.5 – Accessibility

Settlement	Road Access	Bus Services	Train Service
Stoke sub Hamdon	A303	Hourly	
Curry Rivel		Multiple services daily	
Abbas and Templecombe			Yes
Horton Broadway	A303		
West Coker	A30	Multiple services daily	
Barwick		Hourly	Yes (Yeovil Junction)
Charlton Adam/ Mackrell	A37		
Keinton Mandeville	A37	Multiple services daily	
Combe St Nicholas		Multiple services daily	
Tintinhull	A303	Multiple services daily	
Winsham		Multiple services daily	
Ash	A303	Multiple services daily	
Chilthorne Domer	A37	Multiple services daily	
Queen Camel	A303	Multiple services daily	
Montacute		Hourly	
East/ North Coker		Multiple services daily	
Blackford	A303		
Ilton	A358/A303		
North Cadbury	A303	Multiple services daily	
Barton St David		Multiple services daily	
Marston Magna		Multiple services daily	
Sparkford	A303	Multiple services daily	

- 3.20 Conversely, the following settlements have no local bus services, other than school/ college routes, so public transport accessibility is poor:

Horton/ Broadway
 Charlton Adam/ Mackrell
 Shepton Beauchamp
 Long Sutton
 Odcombe
 Ilton
 Charlton Horethorne
 Hambridge

Barrington

Merriott only has three services per day, so public transport relative to the size of the settlement is poor.

Attractiveness to the housing and employment market

- 3.21 Figure 3.6 shows the number of dwellings and amounts of employment floorspace that have been provided or are committed in the parishes included in Table 3.3 since the beginning of the Local Plan period (2006) up to 31st March 2018, obtained from the Council's monitoring database¹¹. This indicates that there have been more opportunities for housing in some places than others and which settlements appear to be attractive propositions for developers. It also shows those locations where developers appear to have been confident that viable new employment floorspace would be occupied.
- 3.22 Opportunities for new housing do not seem to have arisen in Barwick, Montacute, Hinton St George or Marston Magna; or the market may be suppressed or there may be environmental constraints in these locations. Tatworth, Curry Rivel, Henstridge and Sparkford appear to have seen large numbers of dwellings completed, together with Abbas & Templecombe, Merriott, Charlton Adam/ Mackrell and North Cadbury.
- 3.23 Henstridge and Sparkford appear to have been particularly desirable locations for new employment floorspace, with Abbas & Templecombe, Charlton Adam/ Mackrell and North Cadbury also attracting significant amounts of new floorspace. Several locations such as Tintinhull have seen very little or no new employment floorspace and some like Marston Magna have lost it to other uses.

¹¹ SSDC Monitoring Database

Figure 3.6 – Completed and Committed Dwellings and Employment Floorspace 2006 - 2018

Settlement	Number of completed dwellings	Number of dwellings committed	Employment floorspace completed (m ²) (net)	Employment floorspace committed (m ²)
Stoke sub Hamdon	25	31	-560	0
Tatworth	71	20	2,295	338
Merriott	58	84	184	0
Curry Rivel	94	39	-517.7	-393.94
Abbas & Templecombe	58	93	264	1,363.2
Henstridge	95	23	23,028	1,074
Horton/ Broadway	52	58	2,296	504
West Coker	28	4	86	59,931
Barwick	4	1	0	0
Charlton Adam/ Mackrell	39	16	810	745.4
Keinton Mandeville	27	53	923	0
Combe St Nicholas	20	10	2,266	0
Tintinhull	12	33	155	0
Winsham	20	21	-93	0
Shepton Beauchamp	22	15	-708	0
Kingsbury Episcopi	36	15	580.7	-740
North Cadbury	38	23	7,423	-169
Ash	6	4	0	0
Charlton Horethorne	16	3	696	0
Chilthorne Domer	4	2	0	0
Queen Camel	23	1	1,218.1	0
Montacute	4	0	87	0
Long Sutton	19	6	783	-24
Hinton St George	3	0	457	0
Hambridge	13	0	-0.24	585
Odcombe	4	3	95	-51
East/ North Coker	20	17	103	0
Barton St David	14	0	74	0
Ilton	41	63	3,292	0
Marston Magna	8	0	-70	0
Sparkford	54	103	5,459	16,972.1
Barrington	19	0	685	0

Physical and ecological constraints

- 3.24 Settlements may be constrained by flood risk¹²; and where Best and Most Versatile (BMV) agricultural land immediately surrounding the settlement, or sites designated as being of ecological importance may potentially be affected by growth. New development could also potentially have an impact on a settlement's conservation area; and the locations of these are illustrated on the maps in Appendix 2.

4 Settlement Appraisal

- 4.1 The locations of the 32 Rural Settlements that have received detailed consideration in this appraisal are shown in Appendix 3. The section below summarises how each performs particularly strongly or poorly in respect of each of the selection criteria. The settlements appear in the same order as they do in, for example, Figure 3.3. They are grouped by the largest by size of population, followed by another group with good access to local services; and then followed by another group where development opportunities have been identified in the HELAA¹³.

Stoke sub Hamdon

- 4.2 As previously stated, Stoke sub Hamdon is designated a Rural Centre in the current Local Plan. It has a good level of local services and the Stanchester secondary academy is near - by. However, the number of commercial premises in the centre is very limited; and the Ham Hill Country Park SSSI, Scheduled Ancient Monument and County Wildlife Site, immediately adjoining the settlement to the south is a constraint to growth. The HELAA does, however identify two potential development sites for additional housing totalling 174 dwellings. Employment opportunities are restricted, although there is an hourly bus service to Yeovil; and it is close to the A303.

Tatworth

- 4.3 Tatworth is currently the largest Rural Settlement by some margin, with a good level of service provision. The HELAA identified a site suitable for some 43 dwellings, although did not for new employment floorspace; and the number of existing jobs is low relative to the size of the economically active population. There are few environmental constraints, although an area to the west is classified Grade 2 BMV agricultural land. Its ease of access along the A358 north to Chard, the second largest town in the District, means that any housing growth should be balanced by an increase in employment opportunities to discourage further out-commuting.

Merriott

- 4.4 Merriott is the second largest Rural Settlement, 4km (about 2.5 miles) north of Crewkerne, with a good level of service provision. Five sites have been identified in the HELAA, suitable for about 124 dwellings, but no new employment sites; and the level of existing jobs relative to the size of the economically active population is very low. Local bus service provision is very low relative to the size of the settlement. Large parts of the surrounding area are

¹² Gov.uk Flood Map for Planning. Zone 1 –Low probability of flooding; Zone 2 Medium; Zone 3a High probability; and Zone 3b Functional floodplain. See [Flood risk and coastal change - GOV.UK](#)

¹³ SSDC Housing and Economic Land Availability Assessment 2018

classified as Grade 1, 2 and 3a BMV agricultural land; and there is an area designated Flood Zone 3 to the south.

Curry Rivel

- 4.5 Curry Rivel is located about 3.5 km (2.2 miles) south-west of Langport. It is the third largest Rural Settlement, with a good level of service provision. One site suitable for about 72 dwellings has been identified in the HELAA, but no new employment sites; and employment floorspace has been lost, with more expected to be. The number of existing jobs relative to the size of the economically active population is reasonable. Bus service provision is relatively high. There are few environmental constraints, although the Drayton Conservation Area immediately to the east includes the Grade II listed Victorian Tudor Gothic manor and grounds of Midelney Place. It is only 3.5km (2.2 miles) from Langport/ Huish Episcopi, designated a Local Market Town.

Abbas & Templecombe

- 4.6 Abbas and Templecombe is the fourth largest Rural Settlement with a good level of local service provision, although the Royal Wessex public house closed in early 2017. It is located in the far east of the District, close to the border with Dorset. Three sites have been identified in the HELAA, suitable for 75 dwellings. The number of existing jobs relative to the size of the economically active population is high and a comparatively large amount of new employment floorspace has been completed. The settlement includes a train station on the London Waterloo to Exeter line. An opportunity is being progressed by GWR to increase the amount of car-parking at the station, providing an opportunity for enhanced service provision. It is relatively remote from other large urban centres. There are few environmental constraints.

Henstridge

- 4.7 Henstridge is located in the far east of the District, near to the Dorset border. There is a good level of local service provision in Henstridge. The HELAA identified two sites on which a total of 146 new dwellings could be provided. At the time of writing, there is an appeal pending against the refusal of an application for 130 dwellings. No new employment floorspace opportunities have been identified, but a significant amount of new employment floorspace has been completed and more granted permission, although much of this is at Henstridge Airfield. The Local Plan seeks to restrict further expansion of Henstridge Airfield to that subject of the approved masterplan (Policy EP6), although the number of jobs here boosts the ratio of total jobs in the Parish relative to the size of the local economically active population. There are few environmental constraints. It is relatively remote from large urban centres.

Horton/ Broadway

- 4.8 Broadway and Horton are about 6km (3.7 miles) to the west of Ilminster; a Primary Market Town. The level of local service provision is good and includes a health centre. The HELAA identified four sites on which a total of 90 new dwellings could be provided, although none for new employment floorspace. The number of jobs relative to the size of the local economically active population is reasonable. There is no local bus service provision, although the settlements are located near to the A303. There are few environmental

constraints, although there are areas designated Flood Zone 2 and 3 between the two settlements.

West Coker

- 4.9 The level of local service provision in West Coker is good and includes a health centre. The HELAA identified sites within the Parish on which a significant number of dwellings could be provided, although the majority are on the fringes of Yeovil rather than in the settlement itself. One site within the settlement has been identified, suitable for 44 dwellings. No sites for new employment floorspace within the settlement itself have been identified, but, again, a large amount on new floorspace could be provided on the edge of Yeovil. The number of existing jobs is also very low compared to the size of the local economically active population. It is located on the A30, although only just over 5km (3.3 miles) to the south-west of Yeovil, designated the Strategically Significant Town in the Local Plan. Bus service provision is relatively high. Large parts of the surrounding land are classified as Grades 1, 2 and 3a BMV agricultural land.

Barwick

- 4.10 Barwick is situated only 4km (2.5 miles) to the south of the centre of Yeovil. It has no local convenience shop or post office, but benefits from an hourly bus service due to its proximity to Yeovil Junction station. The HELAA did not identify any sites suitable for either residential or employment floorspace development and very little has taken place during the Local Plan period. The number of jobs is proportionally very low compared to the resident economically active population. It is, however only a short distance from Yeovil Junction train station, with services to London and Exeter. It is constrained by the historic parkland setting of Barwick House, immediately to the north; and large areas designated Flood Zone 3.

Charlton Adam/ Mackrell

- 4.11 Charlton Adam/ Mackrell are situated 6km (3.7 miles) to the east of Somerton; a Local Market Town. The level of community services is good. The HELAA identified three potential sites on which a total of 21 new dwellings could be provided; no new employment floorspace sites were identified, although a relatively large amount of new floorspace has previously been completed. The number of jobs relative to the resident economically active population is relatively low, but the large concrete depot of S. Morris is close by. It is easily accessible via the A37, a short distance to the east, although there is no local bus service provision. There are few environmental constraints.

Keinton Mandeville

- 4.12 Keinton Mandeville is situated 7.4km (4.6 miles) to the east of Somerton, a Local Market Town. There is a good level of local services. The HELAA identified three sites on which a total of 51 new dwellings could be provided, but none for new employment floorspace. The number of jobs is reasonable compared to the local economically active population. It is easily accessible via the A37, a short distance to the east; and the bus service provision is relatively good. There are few environmental constraints.

Combe St. Nicholas

- 4.13 Combe St Nicholas is 7.2km (4.5 miles) to the north-west of Chard, a Primary Market Town, with a good level of service provision. The HELAA identified two sites on which 305 new dwellings could be provided – by some way the largest amount amongst the Rural Settlements - but none for new employment floorspace. However, the number of existing jobs is relatively high compared to the economically active population. Bus service provision is relatively good. There are few environmental constraints.

Tintinhull

- 4.14 Tintinhull is situated close to the A303, about 7.6km (4.7 miles) from the centre of Yeovil and 5.5 km (3.4 miles) to the east of Martock, a Rural Centre. Local service provision is relatively low, with no local convenience shop. The HELAA identified one site on which 28 new dwellings could be provided but none for new employment floorspace. The number of jobs available for the local economically active population is low. Bus service provision is relatively good. There are few environmental constraints.

Winsham

- 4.15 Winsham is a relatively small settlement about 10km (6.5 miles) to the south-west of Crewkerne. The level of local services is high, which include a community shop and post office; and although rural, the BRES area covers a large hinterland which includes a number of large employers, such as Perry's Cider Mills, Lubborn Cheese, Wydale Plastics and the Warner Hotel at Cricket St Thomas, which means that the ratio of jobs to the size of the economically active population is very high. Bus service provision is relatively good. The HELAA did not, however, identify any sites for potential housing or employment floorspace. There are few environmental constraints.

Shepton Beauchamp

- 4.16 Shepton Beauchamp is a relatively small and isolated settlement 6.4 km (4miles) north east of Ilminster; with a good level of local services; and the number of jobs relative to the economically active population is relatively high. The HELAA did identify two sites capable of accommodating about 35 dwellings, but the entire settlement sits within a large area of Grade 1 BMV agricultural land. There is no local bus service provision.

Ilton

- 4.17 Ilton is located 4.8km (about 3 miles) to the north of Ilminster, close to the A358 and A303. There is no local convenience shop or post office. There is, however, a local business park and the number of jobs is high compared to the size of the economically active population. The HELAA identified one site that could be capable of accommodating about 1,500m² of employment floorspace. There is no local bus service provision. Part of the business park is within Flood Zone 3; and there is a further area of Flood Zone 3 land nearby to the south-east. RNAS Merryfield is located just to the north of the settlement.

Kingsbury Episcopi

- 4.18 Kingsbury Episcopi is situated about 3km (1.8miles) to the west of Martock. The range of local services is good. It lies within the BRES area for Barrington, where the level of jobs

compared to the numbers of economically active people is relatively low. Accessibility by public transport or by private vehicle is also quite poor. The HELAA did not identify any site suitable for residential or economic development. Large areas adjacent to the settlement are within Flood Zones 2 and 3 and there is a Flood Storage Area a short distance to the west. There is the West Moor SSSI to the west and there is a Wildlife Site to the north-east.

North Cadbury

- 4.19 North Cadbury is located in the east of the District, close to the A303, not far from Sparkford; and about 11km (7 miles) west of Wincanton. North Cadbury Court is a Grade I 16th-century country house providing rooms and accommodation for corporate functions and for weddings, with 1,500 acres of parkland and gardens. Service level provision is relatively high and includes a convenience shop. The parish includes Cadbury Business Park and the number of local jobs relative to the size of the economically active population is high. The HELAA identified a site capable of accommodating 71 dwellings and two further sites on which a total of 7,500 m² of employment floorspace could be provided. A relatively large amount of new floorspace has been completed and more granted planning permission. A large part of the area immediately to the east of the settlement is classified Grade 1 BMV agricultural land and parts along the River Cam running to the north of the settlement are in Flood Zone 3.

Ash

- 4.20 Ash is situated about 1km (0.6 mile) to the north-east of Martock. The level of local services is good; and the numbers of jobs available within the area relative to the numbers of economically active people is high. It is reasonably accessible by private vehicle, being about 1.5km from the A303 to the south-west. The HELAA did not identify any suitable sites for residential or economic development and the amount that has been provided so far in the Plan period is very low. Land on the northern edge of the settlement is Grade 2 BMV agricultural land.

Charlton Horethorne

- 4.21 Charlton Horethorne is situated close to the Dorset border, less than 10km (about 6 miles) to the south west of Wincanton. The level of local community services is reasonable. The number of jobs in the local area is high compared to the size of the economically active population. There is no local bus service provision. The HELAA did not identify any sites capable of accommodating new dwellings or employment floorspace. There are few environmental constraints.

Chilthorne Domer

- 4.22 Chilthorne Domer is about 1.3km (0.8 mile) from the northern edge of Yeovil. The level of local services is reasonable, although there is no shop and the Post Office only opens part-time. The number of jobs within the area however, (including Tintinhull) relative to the numbers of economically active people is high. The HELAA did not identify any sites suitable for residential or economic development. There are few environmental constraints.

Queen Camel

- 4.23 Queen Camel is a relatively small rural settlement about 8km (5 miles) to the east of Yeovilton air base. The level of public services is, however, very high and includes a health centre and a new primary school. The number of local jobs is high relative to the size of the economically active population, but these jobs include those located at Sparkford nearby to the north. The settlement is located close to the A303; and bus service provision is relatively good. Part of the settlement lies within Grade 2/3 Flood Zone, but the HELAA did identify a site capable of accommodating about 5 dwellings. Queen Camel is designated a Neighbourhood Area for the preparation of a Neighbourhood Plan, which is in preparation at the time of writing.

Montacute

- 4.24 Montacute is a small settlement about 8km (5 miles) to the west of the centre of Yeovil, although it is not far from the Lufton area of the town. It is well served by local community services and is also close to Stanchester Secondary Academy. It is severely constrained by the Ham Hill Country Park SSSI and Scheduled Ancient Monument nearby to the west and by the National Trust Property of Montacute House with its historic gardens and parkland; all Grade 1 listed and the house is also a Scheduled Ancient Monument. Parts along the Mill Stream are in Flood Zone 3. The HELAA did not identify any potential sites for either housing or employment floorspace, although the ratio of existing jobs to the local economically active population is very high. Bus service provision is relatively good.

Long Sutton

- 4.25 Long Sutton is a small rural settlement about 5.5km (3.4 miles) to the south-west of Somerton and about 6km (3.8 miles) to the east of Langport; both of these being designated Local Market Towns. The level of local services is high and the ratio of existing jobs to the local economically active population is also relatively high, but the HELAA did not identify any sites that could accommodate new dwellings or employment floorspace. There is no local bus service provision. The settlement is constrained by land immediately to the west being in Flood Zone 2 and 3 and by being close to the Wet Moor SSSI nearby, itself within Flood Zone 3 and being designated Flood Storage Area.

Hinton St George

- 4.26 Hinton St George is a small rural settlement 2.9km (less than 2 miles) to the west of Merriott, but the level of public services is high in the settlement itself. Its employment figures are included within those of Merriott, but the number of jobs is low in relation to the size of the economically active population. The HELAA did not identify any sites that could accommodate new dwellings or employment floorspace. Large areas of land around the settlement are designated Grades 1 and 2 BMV agricultural land.

Hambridge

- 4.27 Hambridge is one of the smallest Rural Settlements in the District, just under 4km (2.5 miles) to the south of Curry Rivel. The level of local services is reasonable but there is no shop and the Post Office only opens part-time. However, the numbers of jobs relative to the number of economically active people is relatively high, possible due to the presence of Waldron's Park Business centre about 2km (1.2 miles) to the south-west. The HELAA did not identify any

sites suitable for residential or economic development. It is in a relatively remote location and there is no public transport. Limited parts of the area are within Flood Zone 2, but there are extensive areas of Zone 2 and 3 to the east, with a Flood Storage Area and to the north. The grounds and parkland of Earnshill House to the west of the settlement are designated a County Wildlife Site.

Odcombe

- 4.28 Odcombe falls only just outside the group of settlements included in this study on grounds of size, it being the next largest after Tintinhull. It is not far to the west of Yeovil and is near to the historic house and gardens at Brympton d'Evercy, a Grade II* Listed Building which is on the Register of Historic Parks and Gardens. The level of local services is low, with no local convenience shop or post office; and the local primary school is in Montacute. There is no local bus service provision. It is surrounded by large areas of Grades 1, 2 and 3a BMV agricultural land, but the HELAA did identify one site on which seven new dwellings could be provided. The ratio of existing jobs to the size of the economically active population is relatively high compared to many other rural settlements.

East/ North Coker

- 4.29 East Coker is 5.6km (3.5 miles) to the south of the centre of Yeovil. There is no local convenience shop or post office but the number of existing jobs relative to the size of the economically active population is reasonable. The Parish does include the southern Sustainable Urban Extension allocated within the Local Plan and a planning application for a proposed mixed use development including 800 dwellings is currently awaiting determination. The Parish has also been designated a Neighbourhood Plan Area and, at the time of writing, a Plan is currently subject to a referendum. Bus service provision is relatively good. The HELAA identified sites within the Parish suitable for a significant number of dwellings, but there are three within the settlement itself on which a total of 32 dwellings could potentially be provided. Much of the area immediately surrounding North Coker is classified Grades 1, 2 and 3a BMV agricultural land.

Barton St. David

- 4.30 Barton St David is just to the north west of Keinton Mandeville; it does not have its own school, local convenience shop or post office. Local jobs fall within the BRES area of Keinton Mandeville. Bus service provision is relatively good. There are few environmental constraints and the HELAA identified four sites on which a total of 58 dwellings could potentially be provided.

Marston Magna

- 4.31 Marston Magna is a settlement relatively isolated from any large towns, but 4.8km (about 3 miles) south east of RNAS Yeovilton. It does not have a local primary school, convenience shop or post office, but the number of local jobs is high compared to the size of the economically active population. Bus service provision is relatively good. Very large areas immediately surrounding the settlement are within Flood Zones 2 and 3, although the HELAA did identify two sites on which a total of 69 dwellings could potentially be provided.

Sparkford

- 4.32 Sparkford is situated on the A303 near to Queen Camel and includes the Haynes International Motor Museum. It does not have its own primary school or post office; and the local jobs are included in the BRES area for Queen Camel. Bus service provision is relatively good. There are few environmental constraints, although parts are designated Grade 3a BMV agricultural land. The HELAA identified four sites on which a total of 69 dwellings could potentially be provided; and a site capable of accommodating a mixed use development for a further 47 dwellings and 2,260m² of employment floorspace. A comparatively large amount of employment floorspace has been completed and a very significant amount also granted permission but not yet provided.

Barrington

- 4.33 Barrington is a relatively isolated settlement 6.4km (about 4 miles) to the north east of Ilminster; and includes the 16th Century Barrington Court owned by the National Trust; it is a Grade I Listed Building, with the gardens being Grade II* Listed on the National Register of Historic Parks and Gardens. It does not have a local convenience shop or post office; and the local primary school closed in 2015. The number of local jobs is reasonable compared with the size of the economically active population. There is no local bus service provision. The immediately surrounding area is nearly all classified as Grade 1 or 2 BMV agricultural land, although the HELAA did identify a site on which 10 dwellings could potentially be provided.

Settlement Summaries

- 4.34 Of the settlements in the District considered, 31 presently classified as 'Rural Settlements' and Stoke Sub Hamdon could be considered possible locations for allocated growth, based on their existing relatively large size, high level of local service provision, or potential for development – the Level 1 criteria for selection. Figure 4.1 summarises how each of these 32 settlements compare in respect of these factors and also the Level 2 criteria of employment density, accessibility, market delivery and environmental constraints.
- 4.35 Where a settlement performs particularly well in respect of these criteria, the cell in the table is shaded green; where the opposite is true and the criteria actually acts as a constraint, the relevant cell is shaded pink. Cells left blank indicate an average position and that performance against the criteria is neither especially strong or weak.

Figure 4.1 - Settlement Summaries

Settlement	Level 1 Criteria				Level 2 Criteria				
	Size of Population	Services	HELAA		Employment Density	Accessibility	Market Delivery		Environmental Constraints
			Housing	Employment			Housing	Employment	
Abbas & Templecombe									
Ash									
Barrington									
Barton St David									
Barwick									
Charlton Adam/ Mackrell									
Charlton Horethorne									
Chilthorne Domer									
Combe St Nicholas									
Curry Rivel									
East/ North Coker									
Hambridge									
Henstridge									
Hinton St George									
Horton/ Broadway									
Ilton									
Keinton Mandeville									
Kingsbury Episcopi									
Long Sutton									
Marston Magna									
Merriott									
Montacute									
North Cadbury									
Odcombe									
Queen Camel									
Shepton Beauchamp									
Sparkford									
Stoke Sub Hamdon									
Tatworth									
Tintinhull									
West Coker									
Winsham									

5 Conclusions











- 5.1 Depending on the final preferred settlement strategy for the distribution of housing and employment growth in the District to be identified through the Local Plan Review, several Rural Settlements would appear to offer sustainable locations for development having regard to a wide range of factors.
- 5.2 It is not the role of this appraisal to set firm development capacities at Rural Settlements as this will also depend on the eventual preferred development distribution option in the Local Plan Review.
- 5.3 The settlements that emerge as the most sustainable locations for development would appear to be:
Abbas & Templecombe
Charlton Adam/ Mackrell
Combe St Nicholas
Curry Rivel
Henstridge
Horton/ Broadway
Keinton Mandeville
North Cadbury
Queen Camel
Sparkford
Stoke sub Hamdon
Tatworth
- 5.4 These are where there is a good level of local community facilities, where employment opportunities exist; and which are in accessible locations with few environmental constraints. Stoke sub Hamdon is included primarily because it would become the largest Rural Settlement and has a secondary school with sports facilities.
- 5.5 The next step will be to consider the responses to the Local Plan Review Issues and Options consultation, before a further period of consultation later in 2019 on the Preferred Options, including the proposed development distribution strategy. **At this stage, no decisions about further allocations have been made.**

Appendix 1

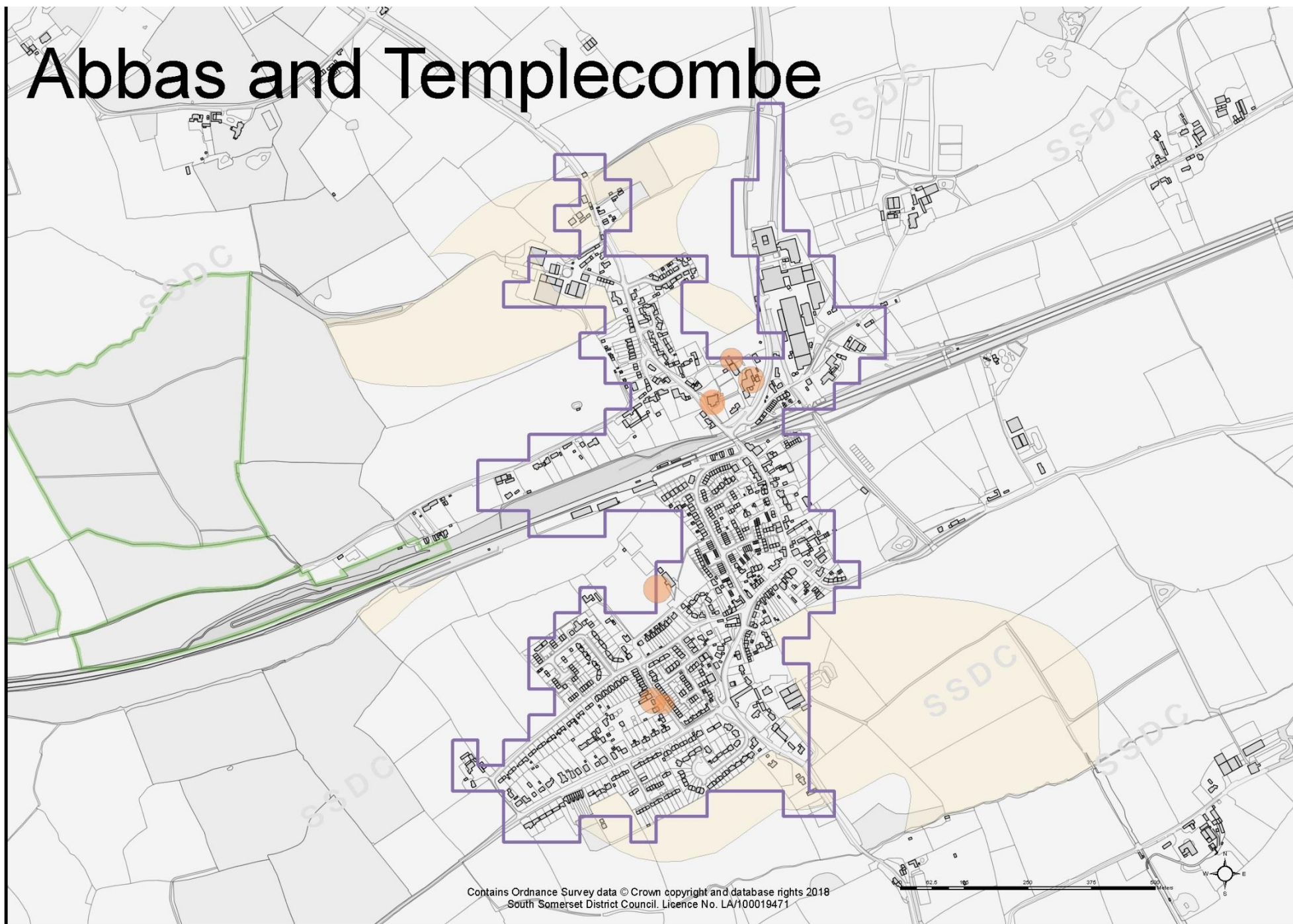
Complete List of 'Rural Settlements' subject to this appraisal of suitability for potential allocated growth

Settlement	Usually Resident Population Census 2011 (Built Up Area)
Stoke sub Hamdon	2415
Tatworth	2259
Merriott	1979
Curry Rivel	1844
Abbas & Templecombe	1560
Henstridge	1530
Horton/ Broadway	1391
West Coker	1161
Barwick	1115
Charlton Adam/ Mackrell	1073
Keinton Mandeville	1068
Combe St Nicholas	1029
Tintinhull	902
Odcombe	759
East/ North Coker	749
Winsham	748
Haselbury Plucknett	744
Blackford/ Compton Pauncefoot	736
Shepton Beauchamp	728
Ilton	727
Dundon and Compton Dundon	705
Kingsbury Episcopi	641
North Cadbury	638
Ash	626
Fivehead	609
West Chinnock	592
Charlton Horethorne	591
Hardington Moor/ Mandeville	585
Chilthorne Domer	574
Queen Camel	574
Barton St David	561
Montacute	533
Marston Magna	523
East Chinnock	479
Long Sutton	464
Sparkford	460
West Camel	459
Hinton St George	442
Barrington	438
High Ham	398
Drayton	379
Long Load	332
Galhampton	312
Kingsdon	303
Horsington	291
Hambridge	250
Rimpton	235
North Cheriton	208
Seavington St Michael	127

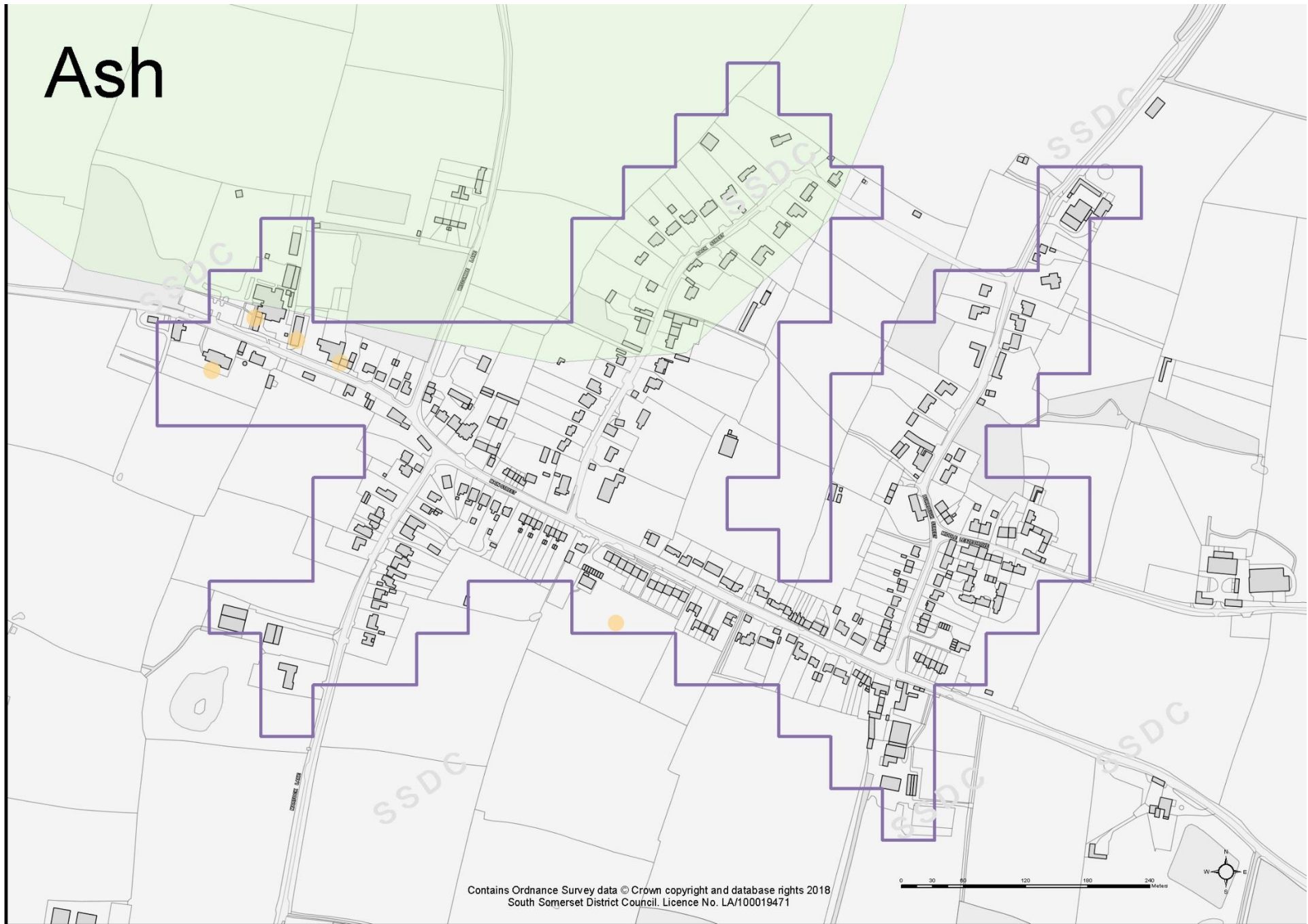
Appendix 2
Settlement Maps; Constraints and Community Service Locations

Key	
BMV Classification	
Grade 1	
Grade 2	
Grade 3a	
Local Services	
Flood Zone 2	
Flood Zone 3	
County Wildlife Sites	
SSSI – Site of Special Scientific Interest	
Conservation Area	
ONS Defined Built up Area	

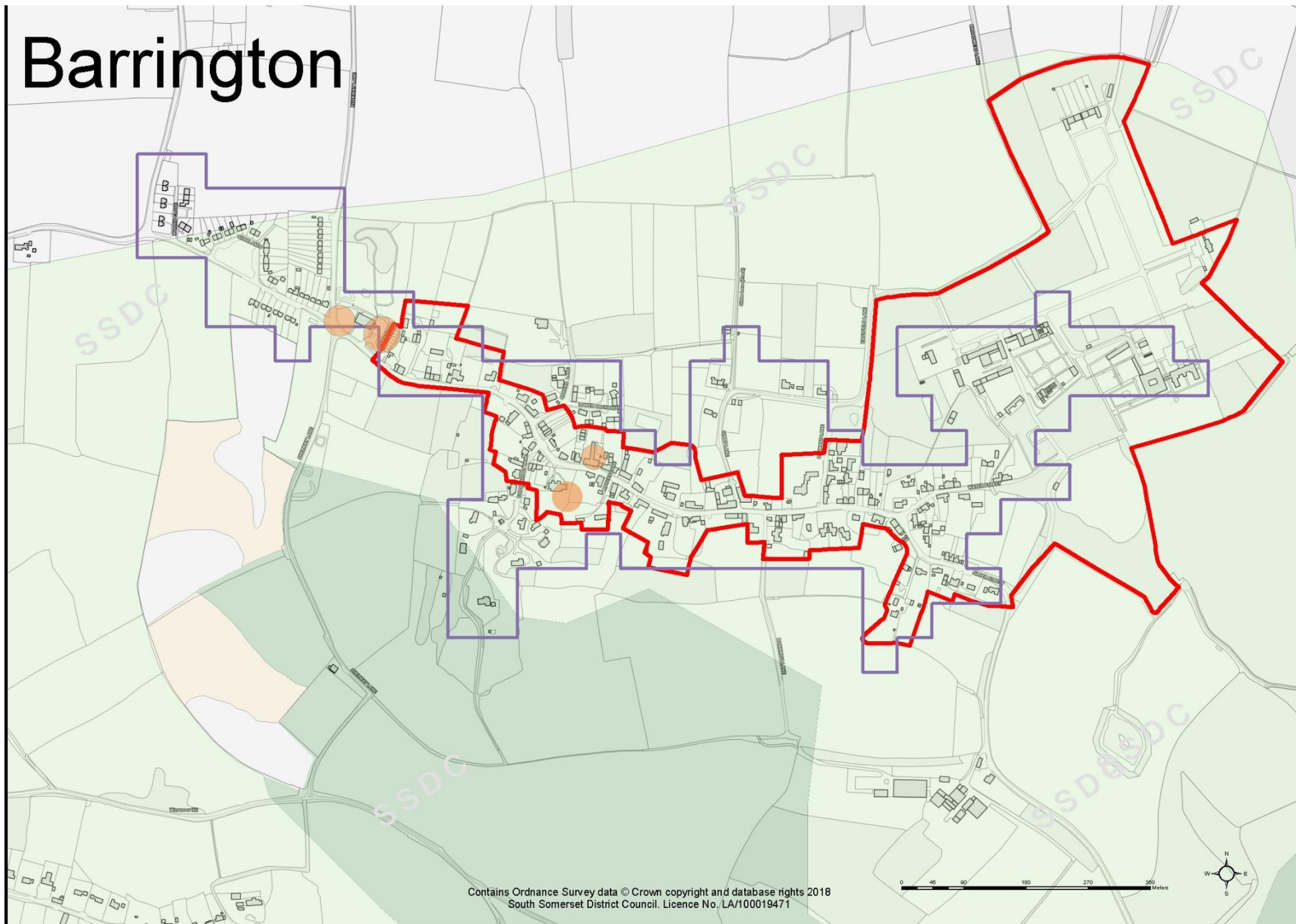
Abbas and Templecombe



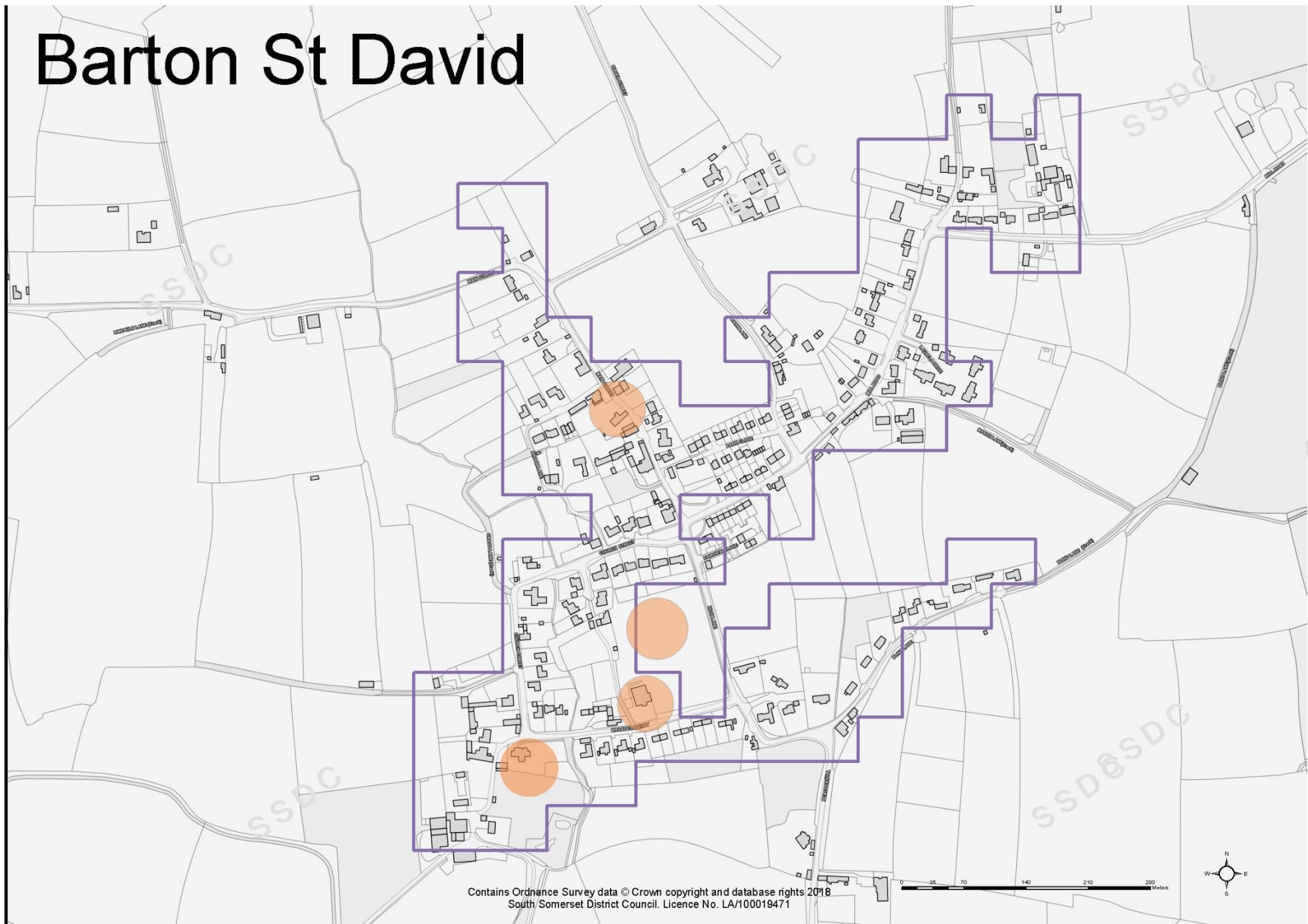
Ash



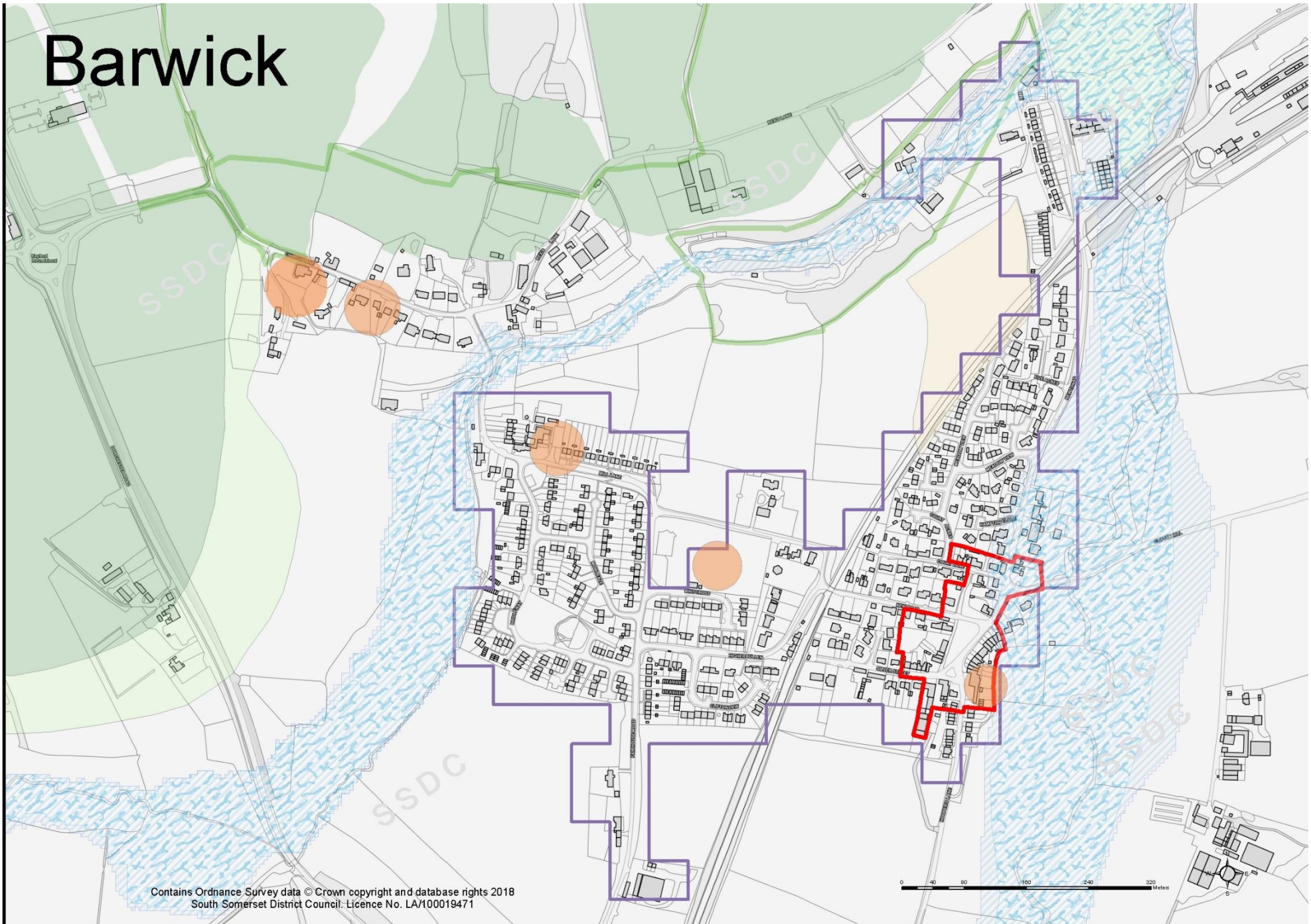
Barrington



Barton St David

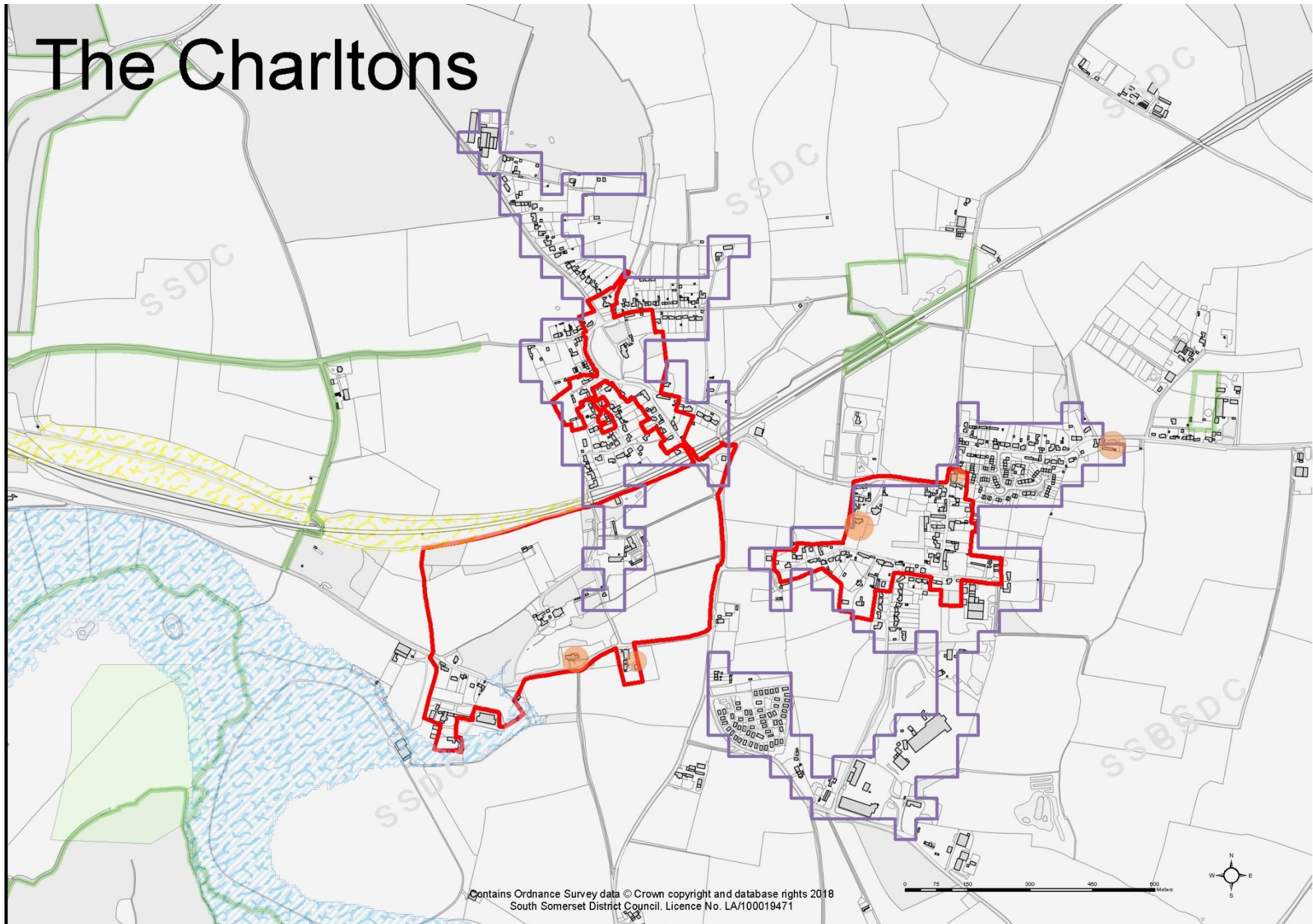


Barwick



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The Charltons



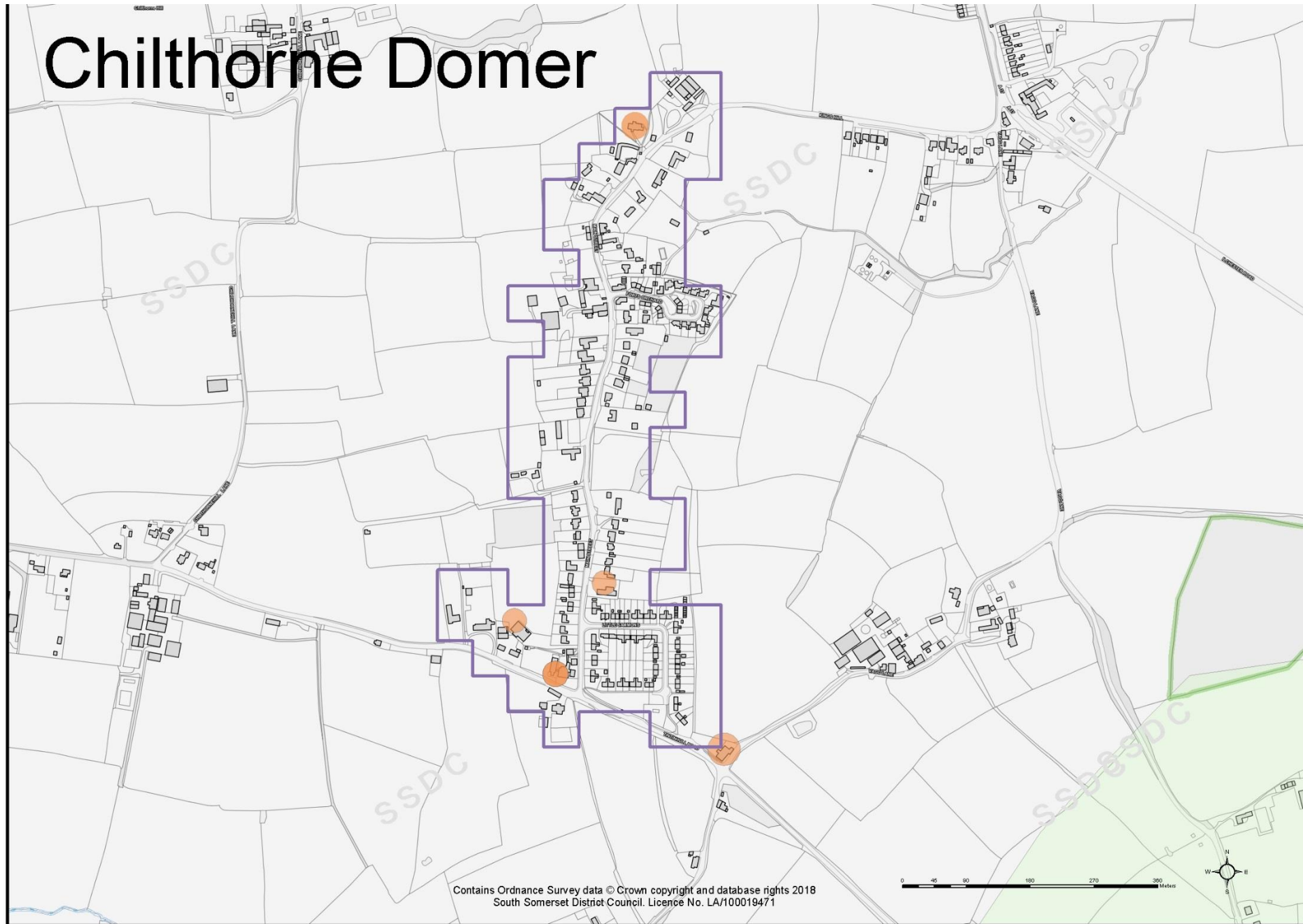
Charlton Horethorne

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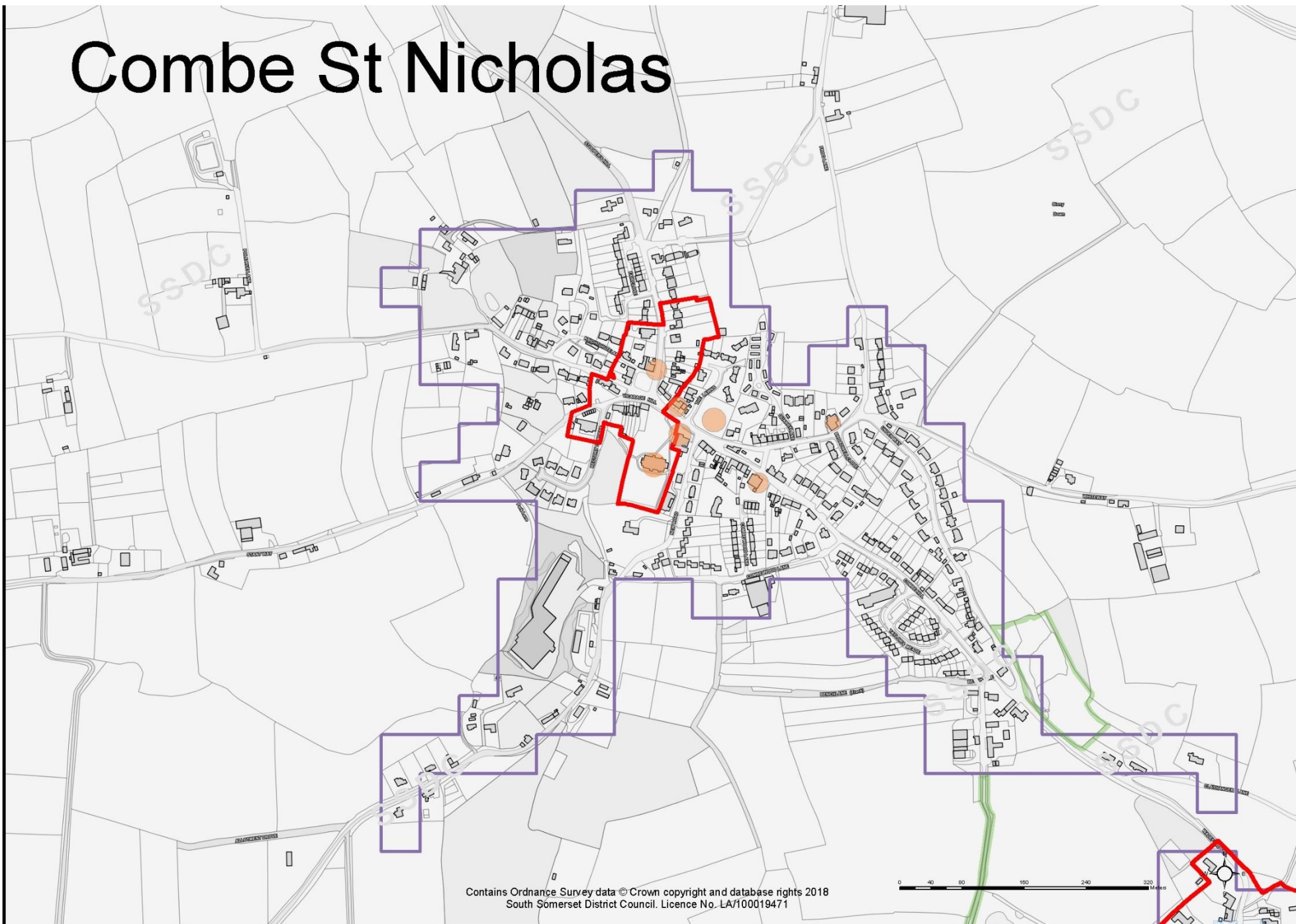
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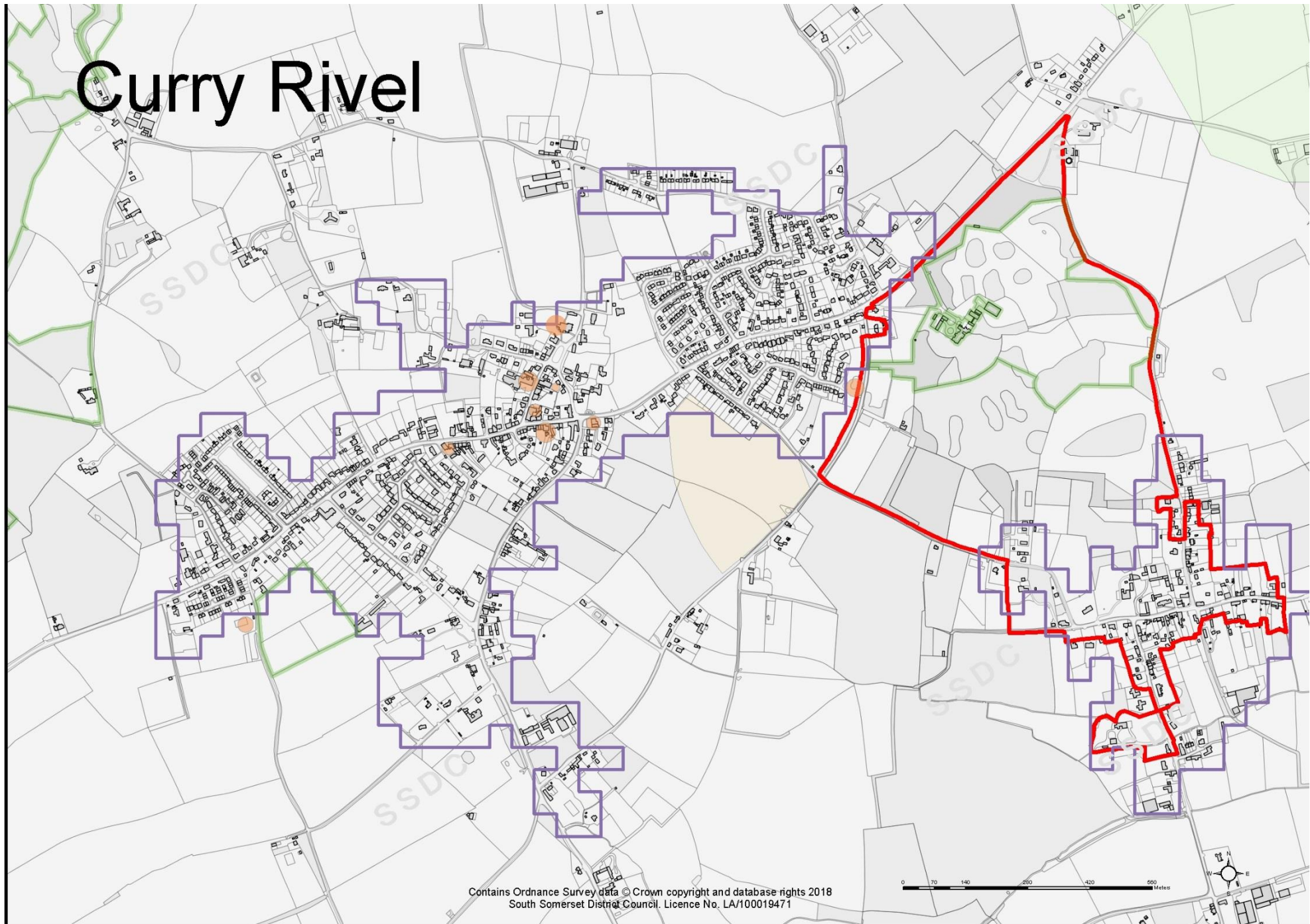
Chilthorne Domer

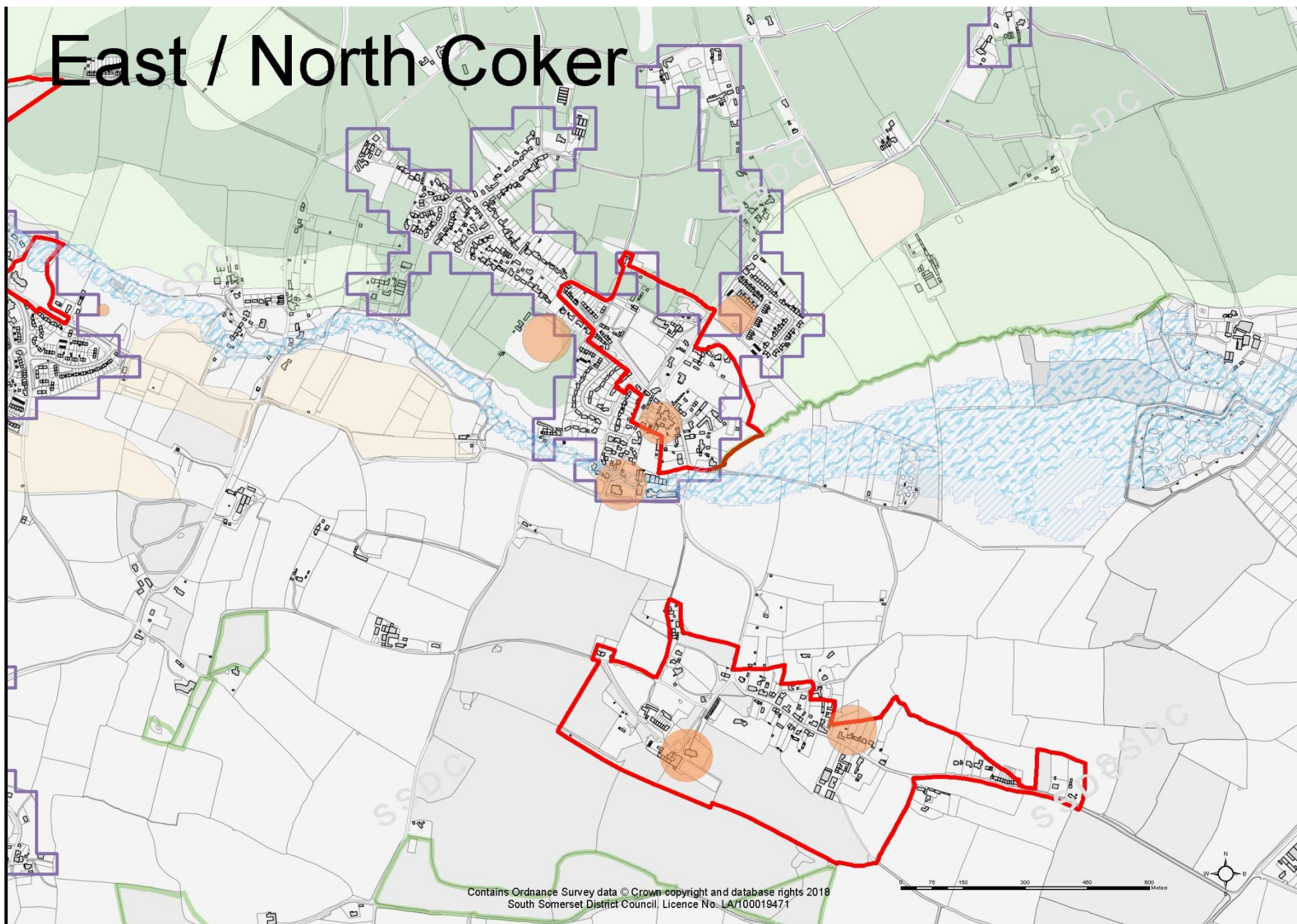


Combe St Nicholas

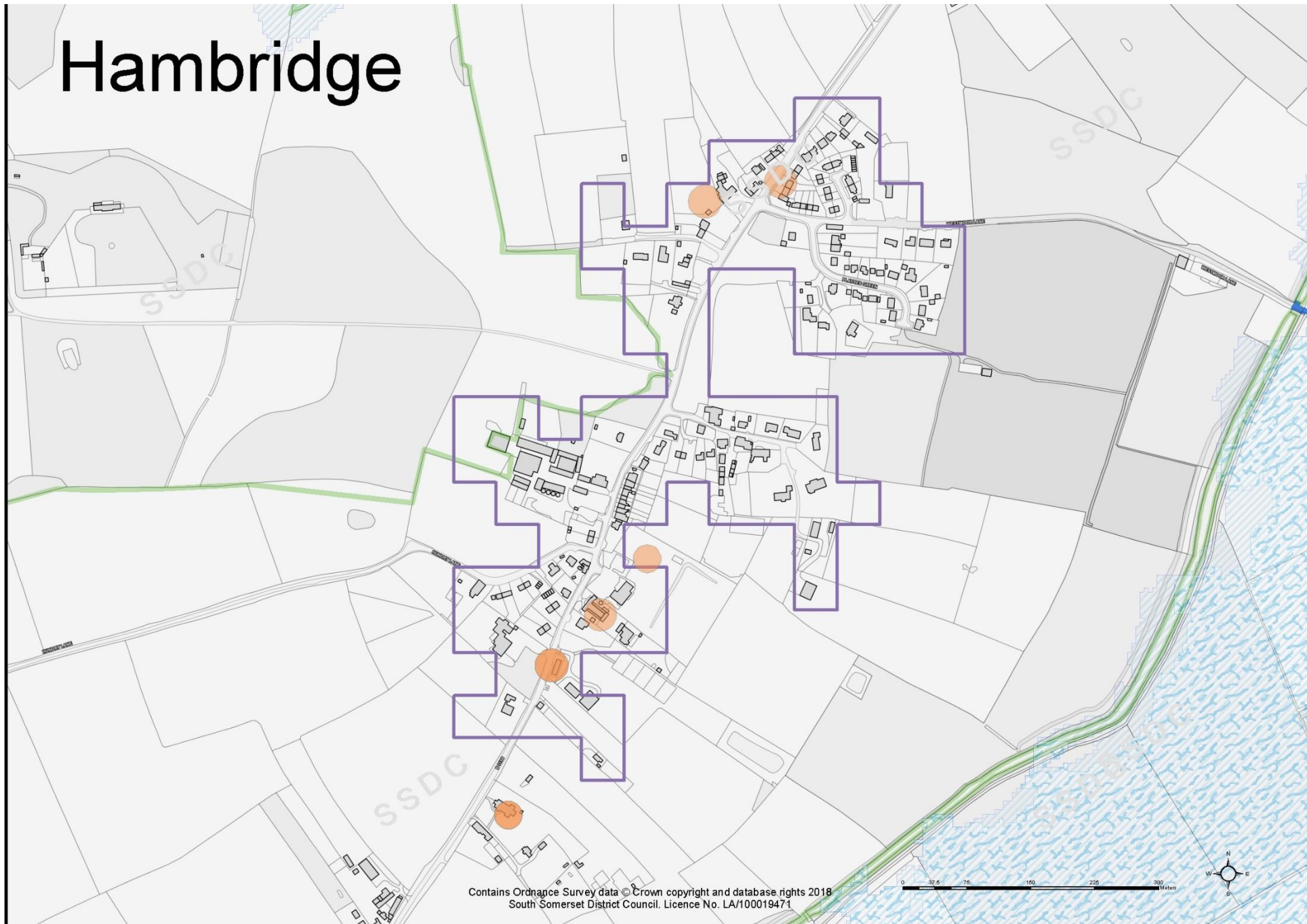


Curry Rivel

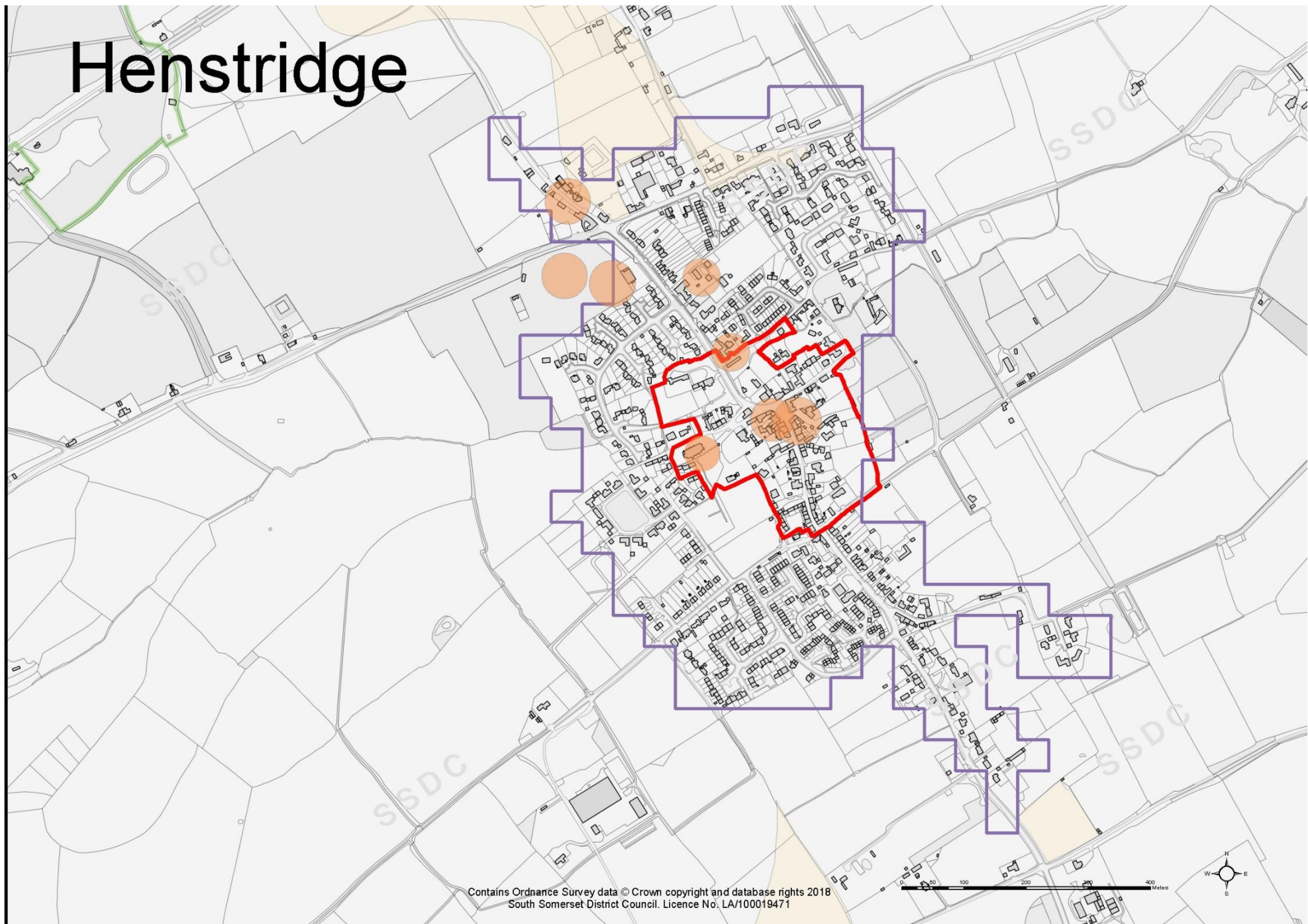




Hambridge

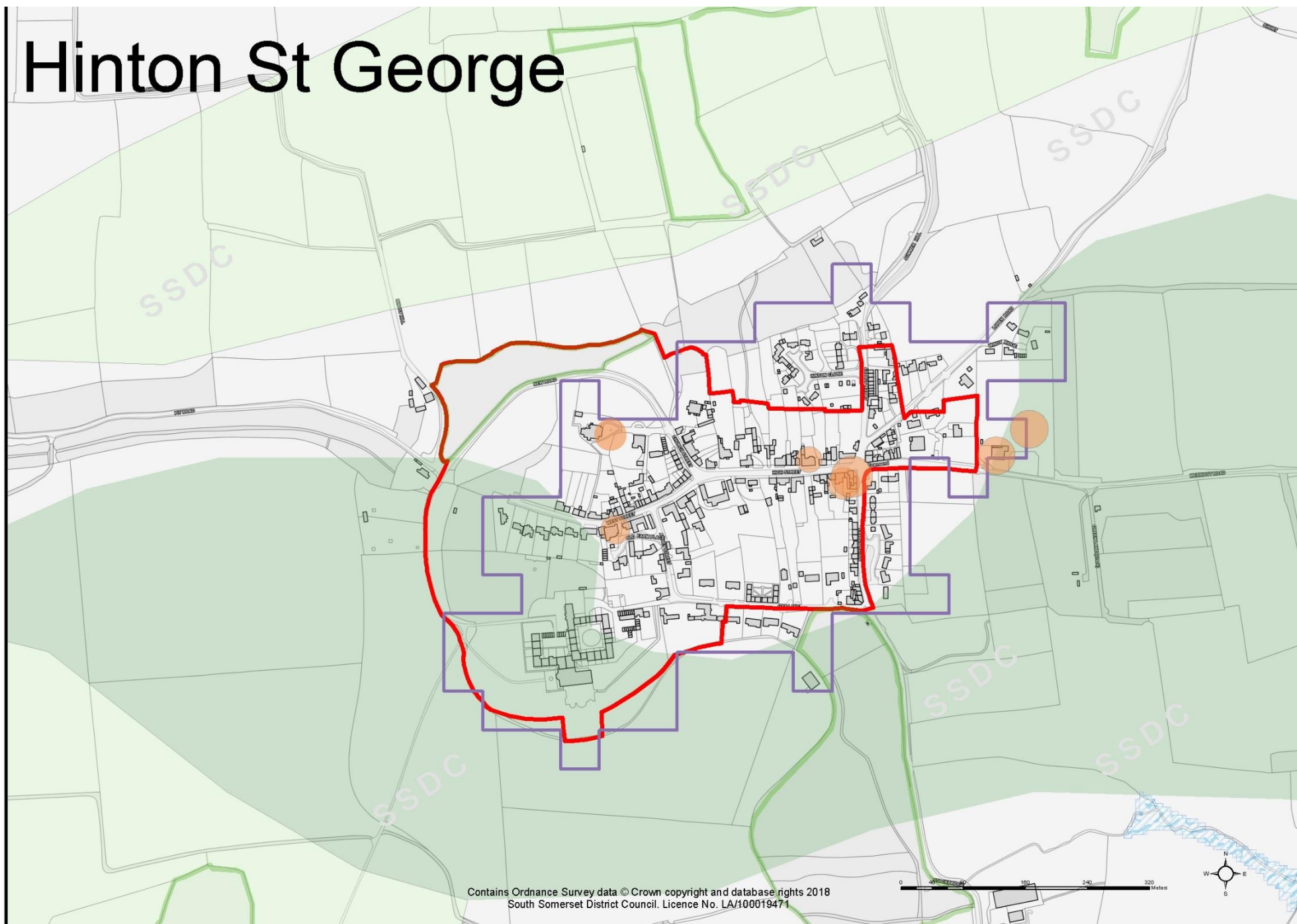


Henstridge



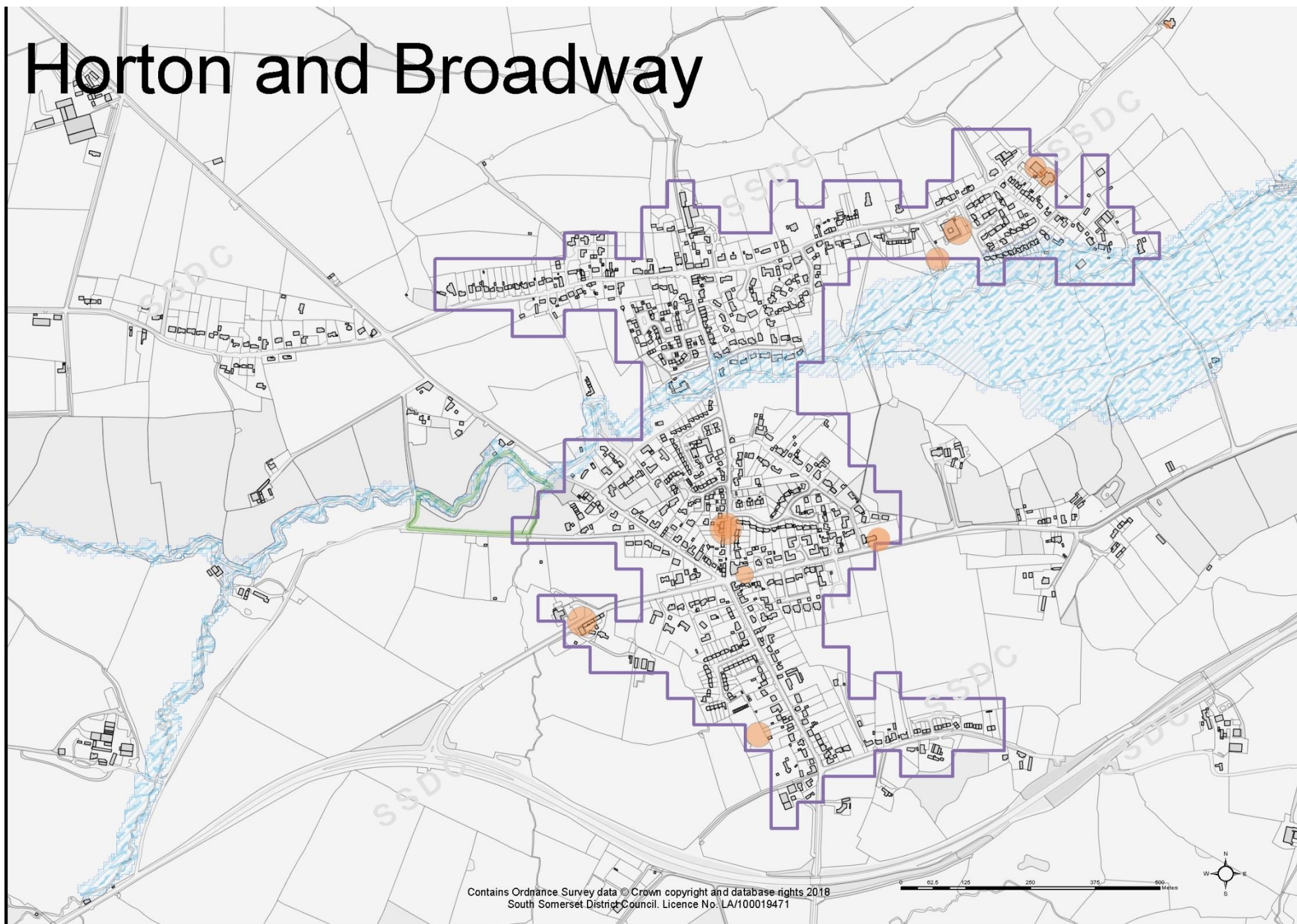
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Hinton St George

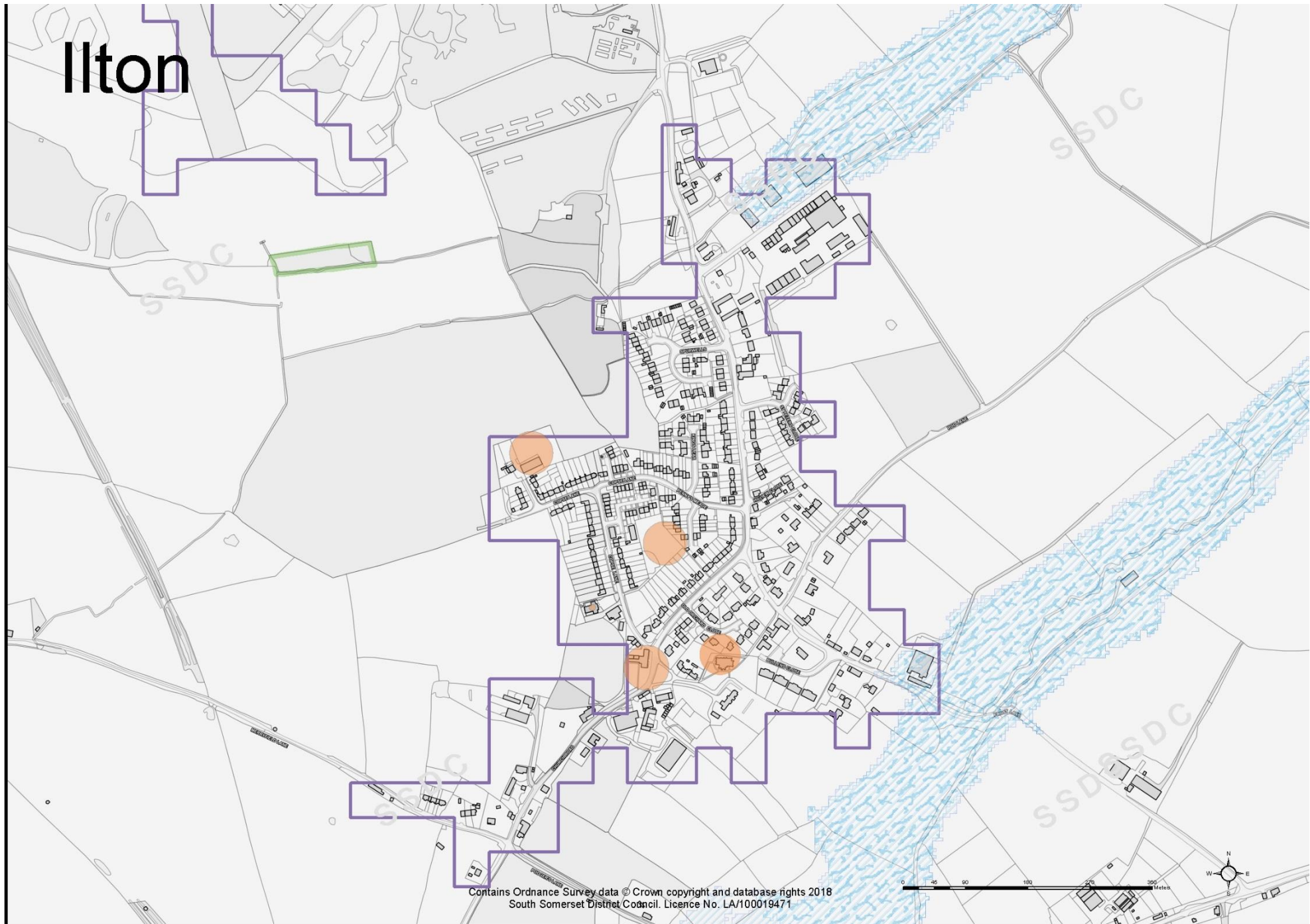


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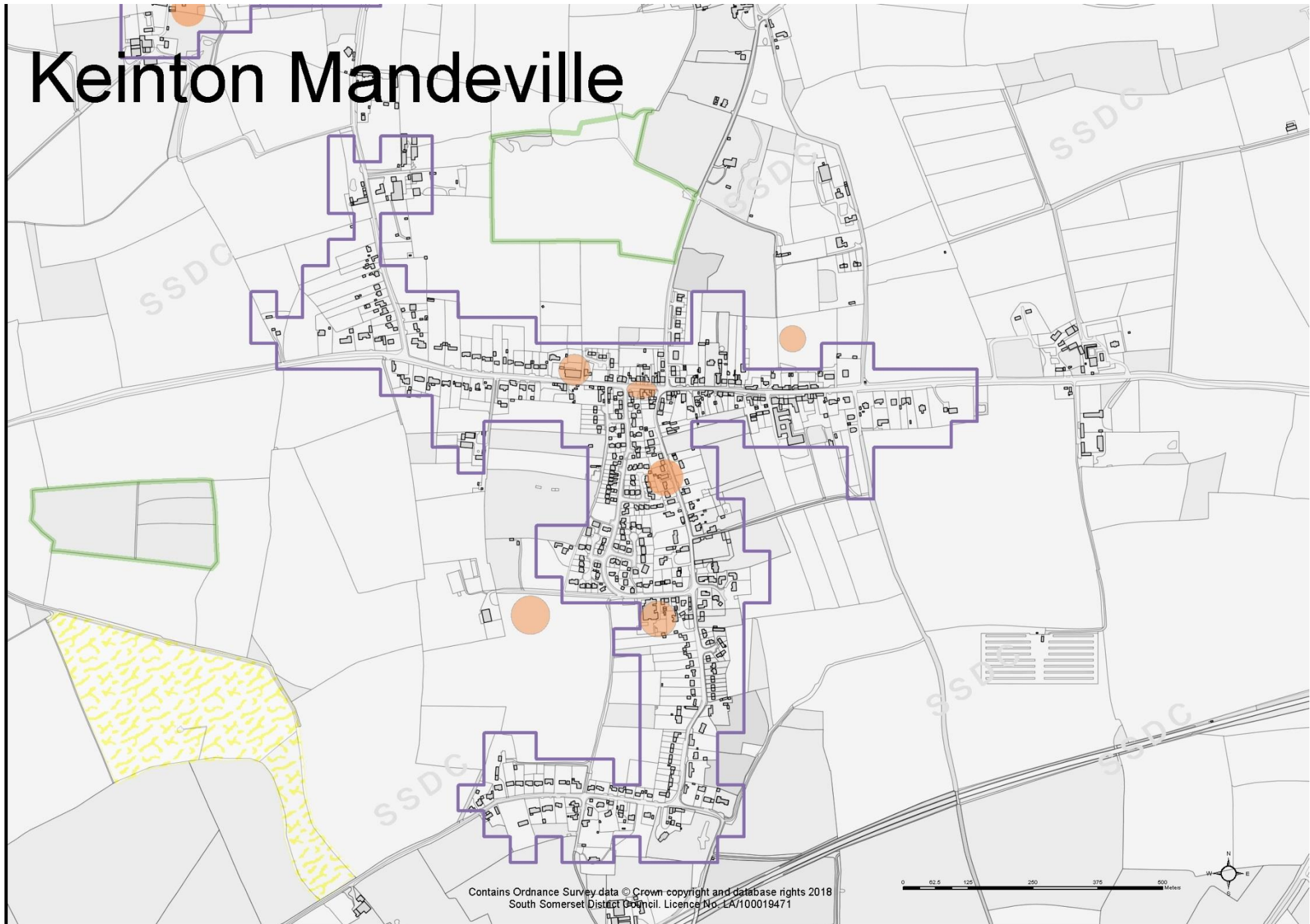
Horton and Broadway



Ilton



Keinton Mandeville

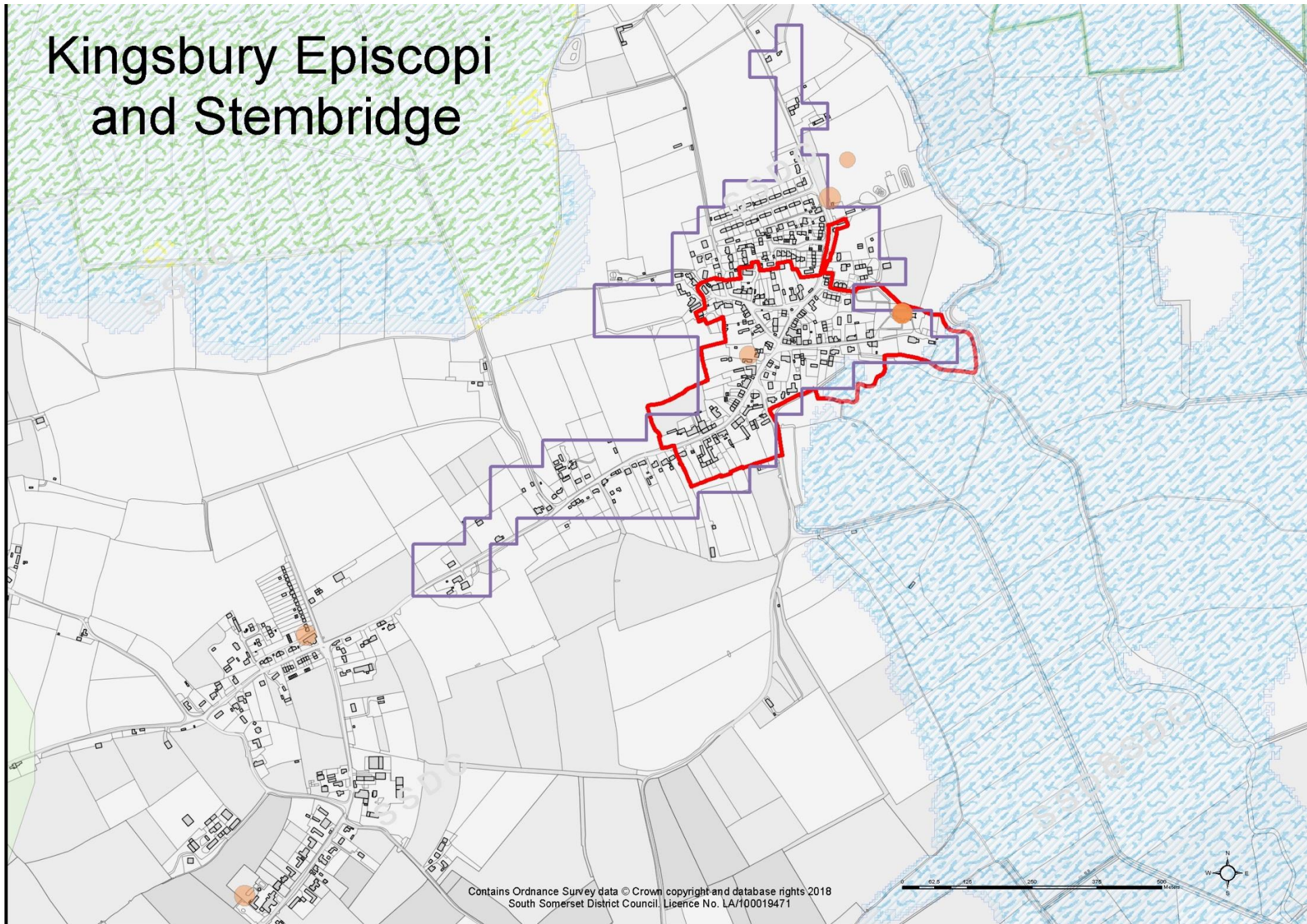


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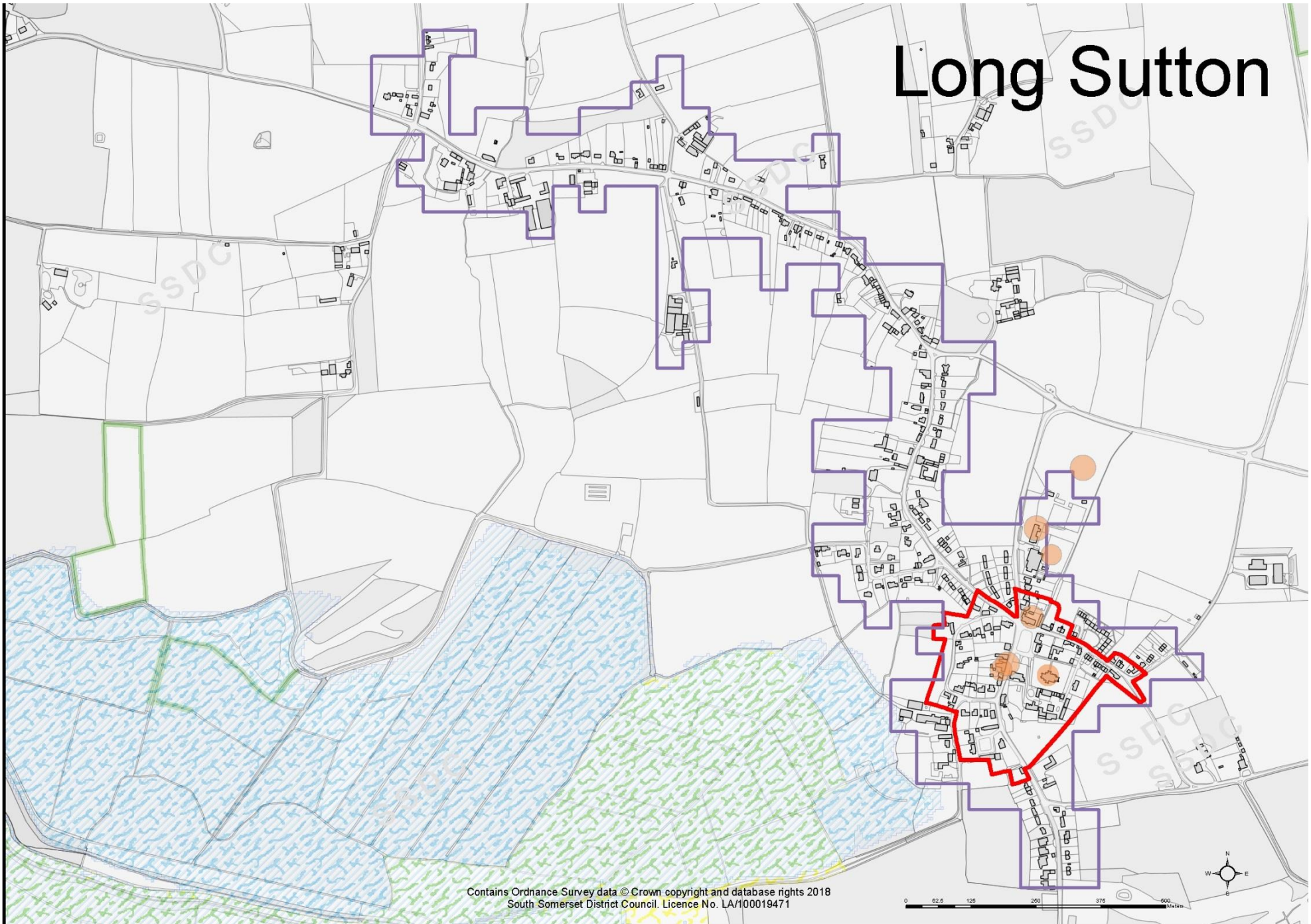
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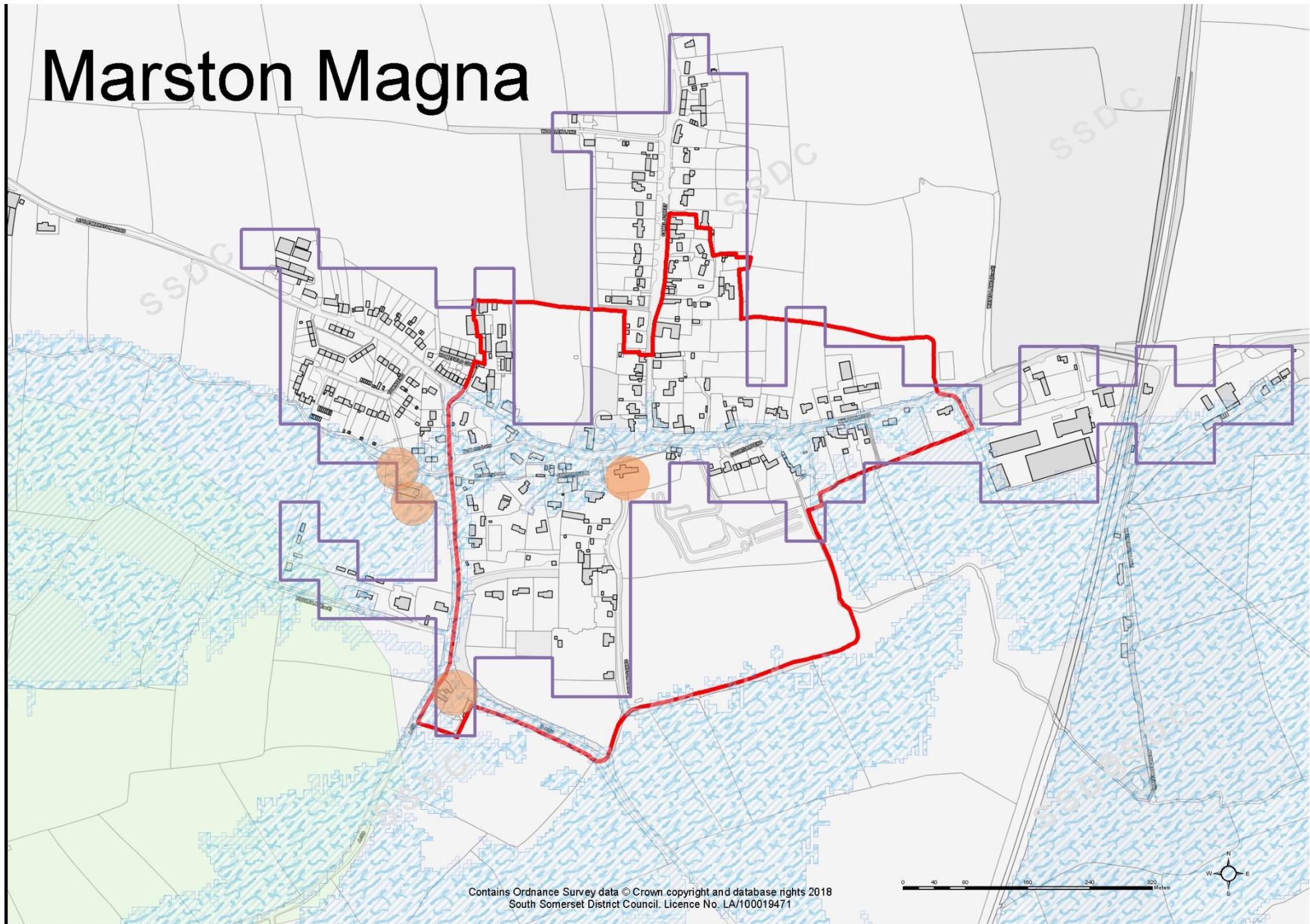
Kingsbury Episcopi and Stembridge



Long Sutton

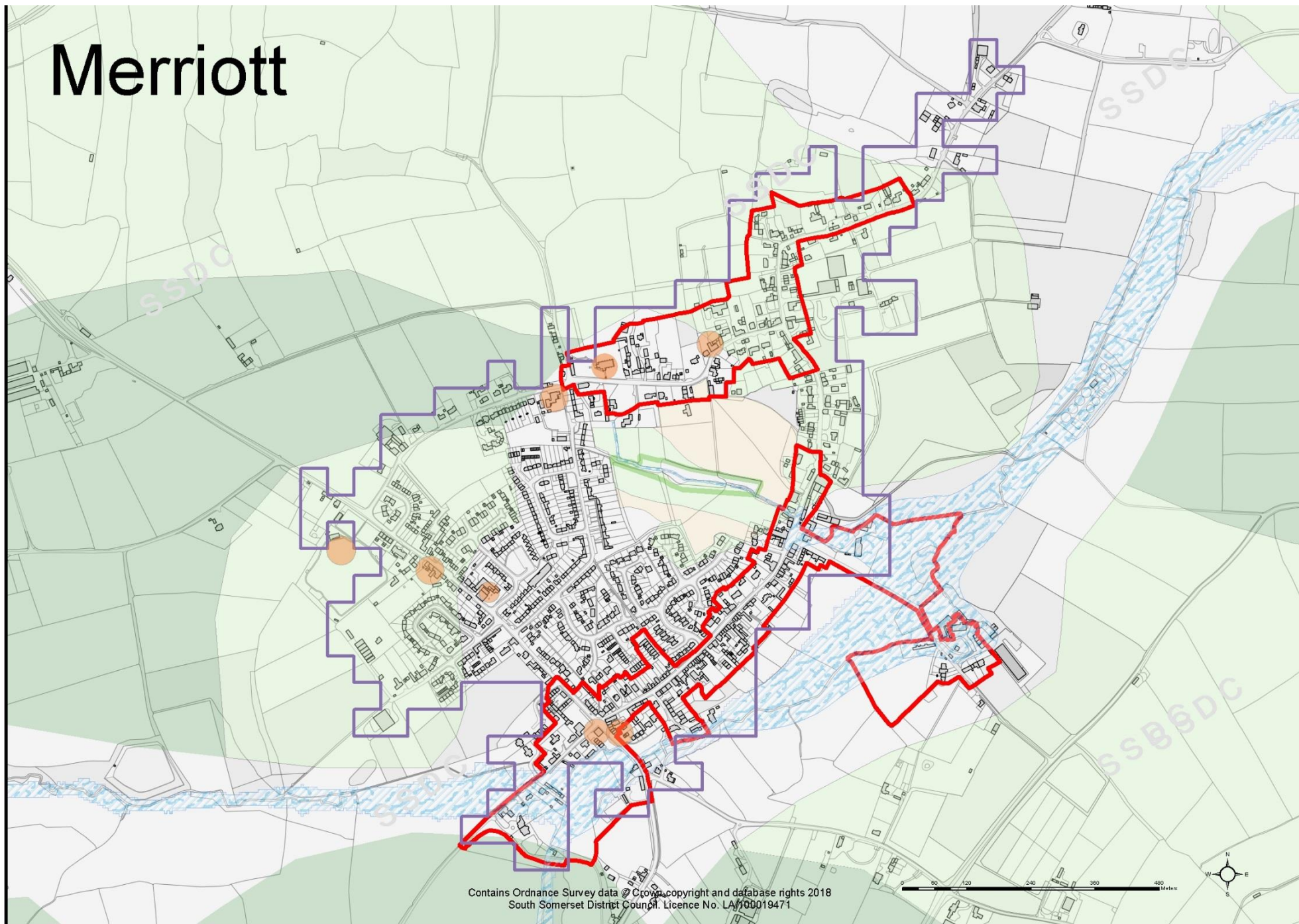


Marston Magna



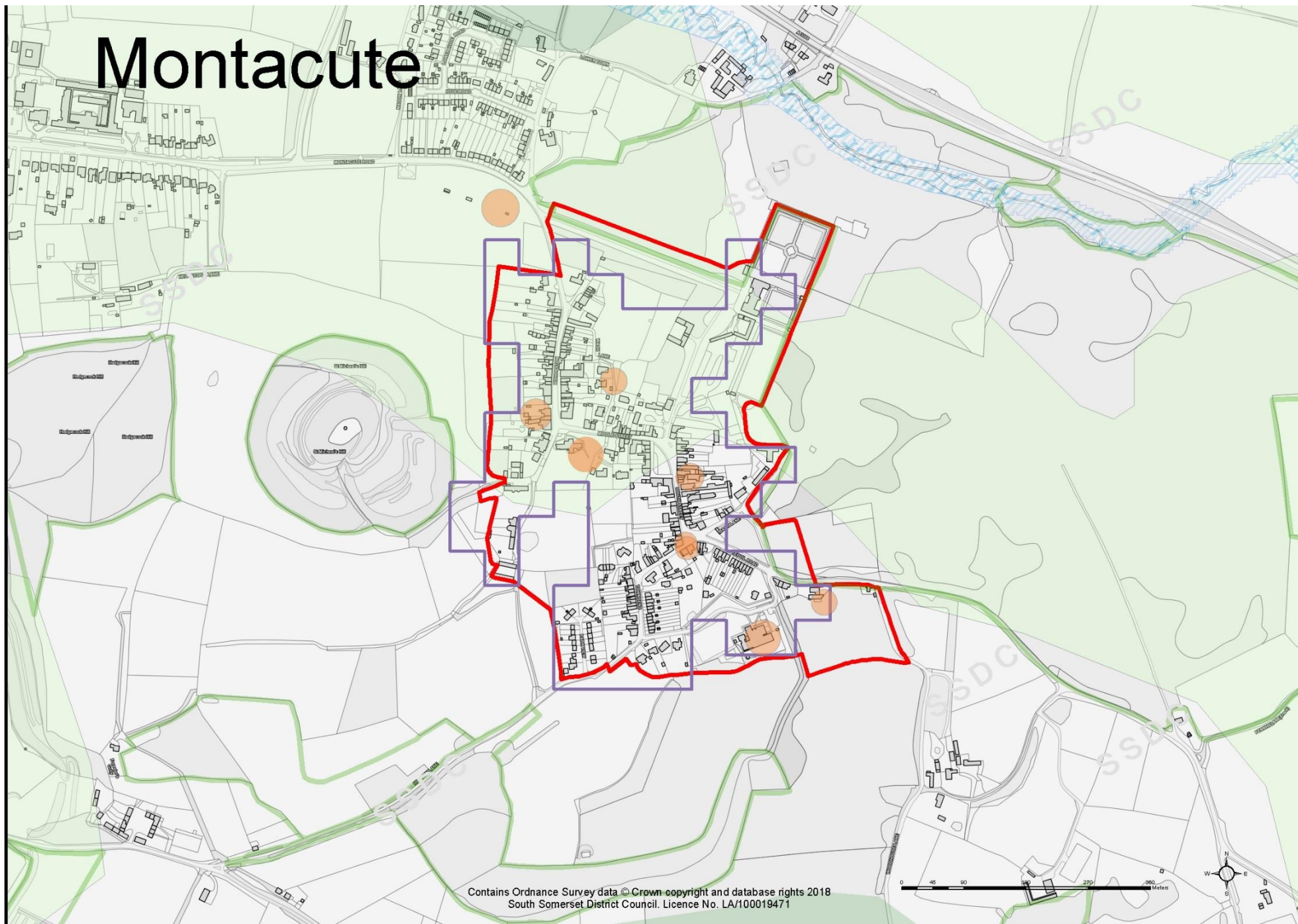
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Merriott

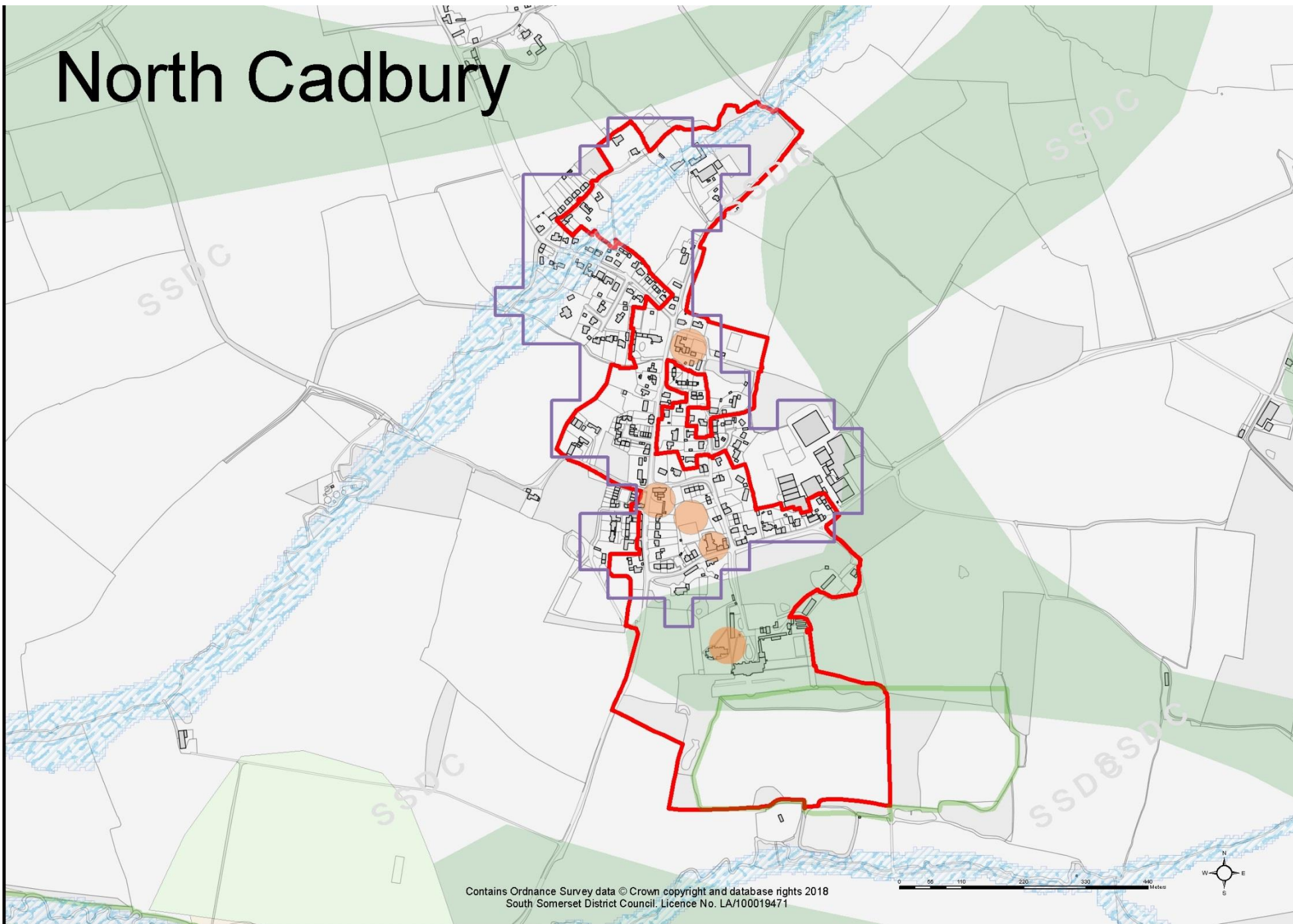


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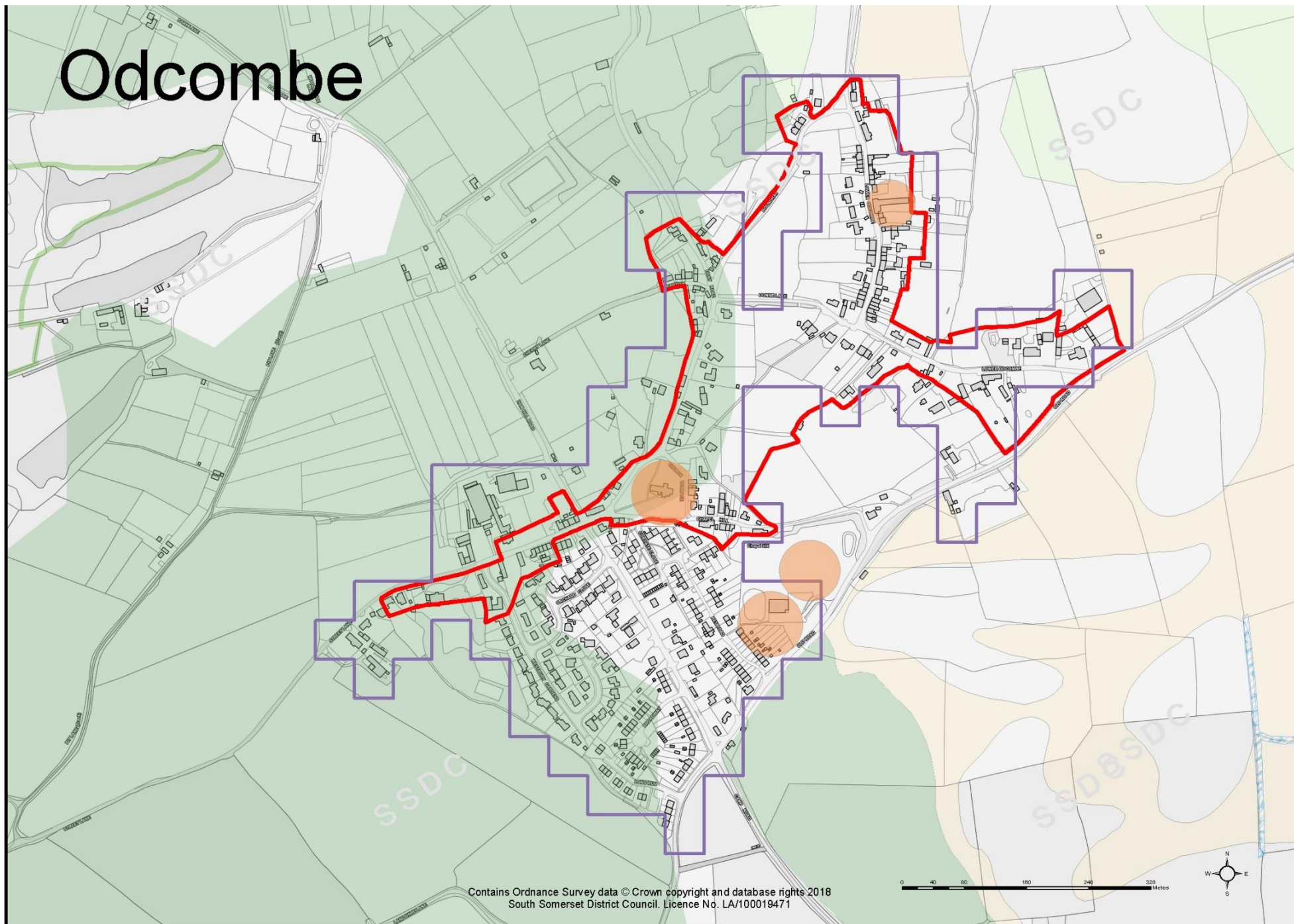
Montacute



North Cadbury

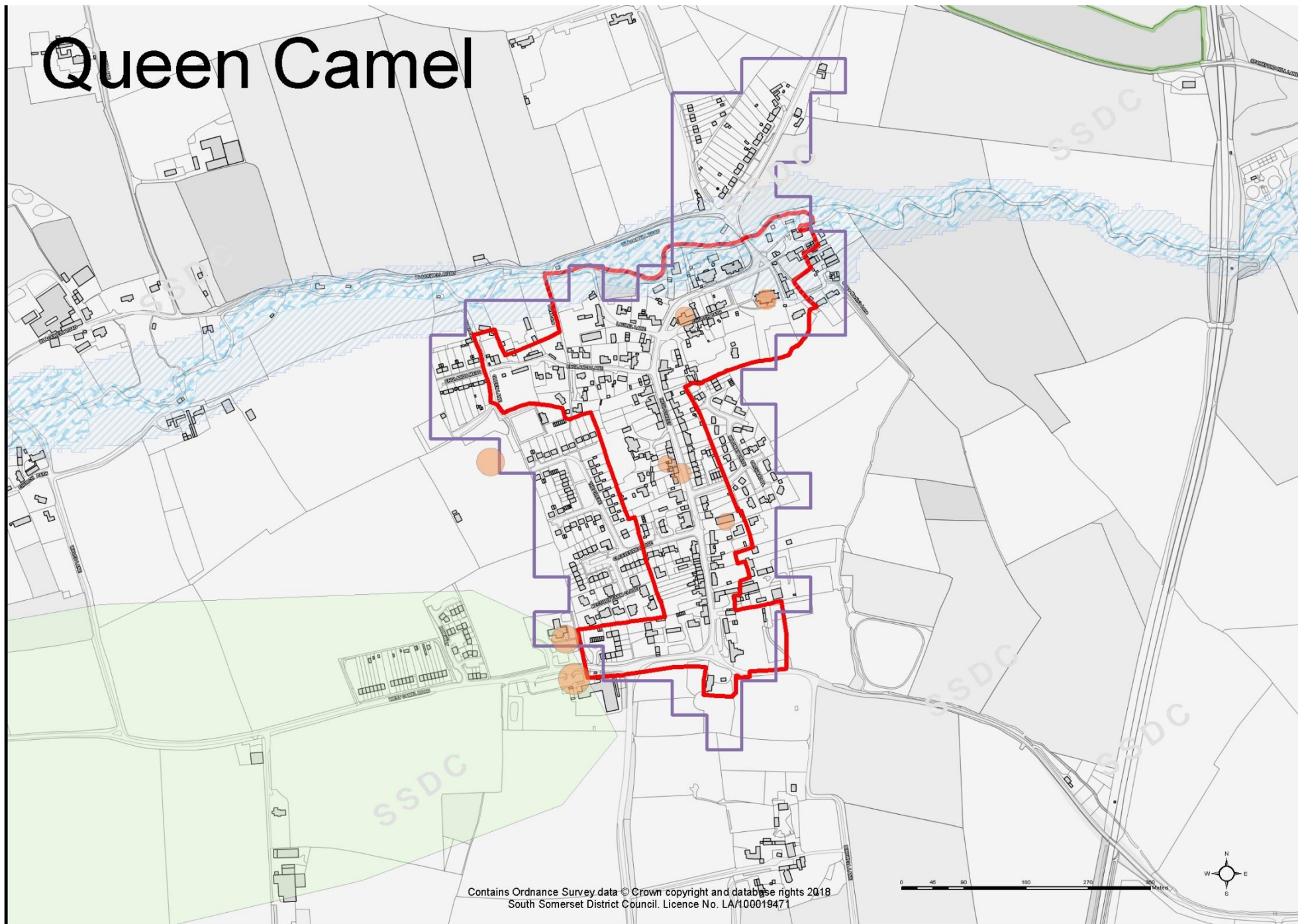


Odcombe

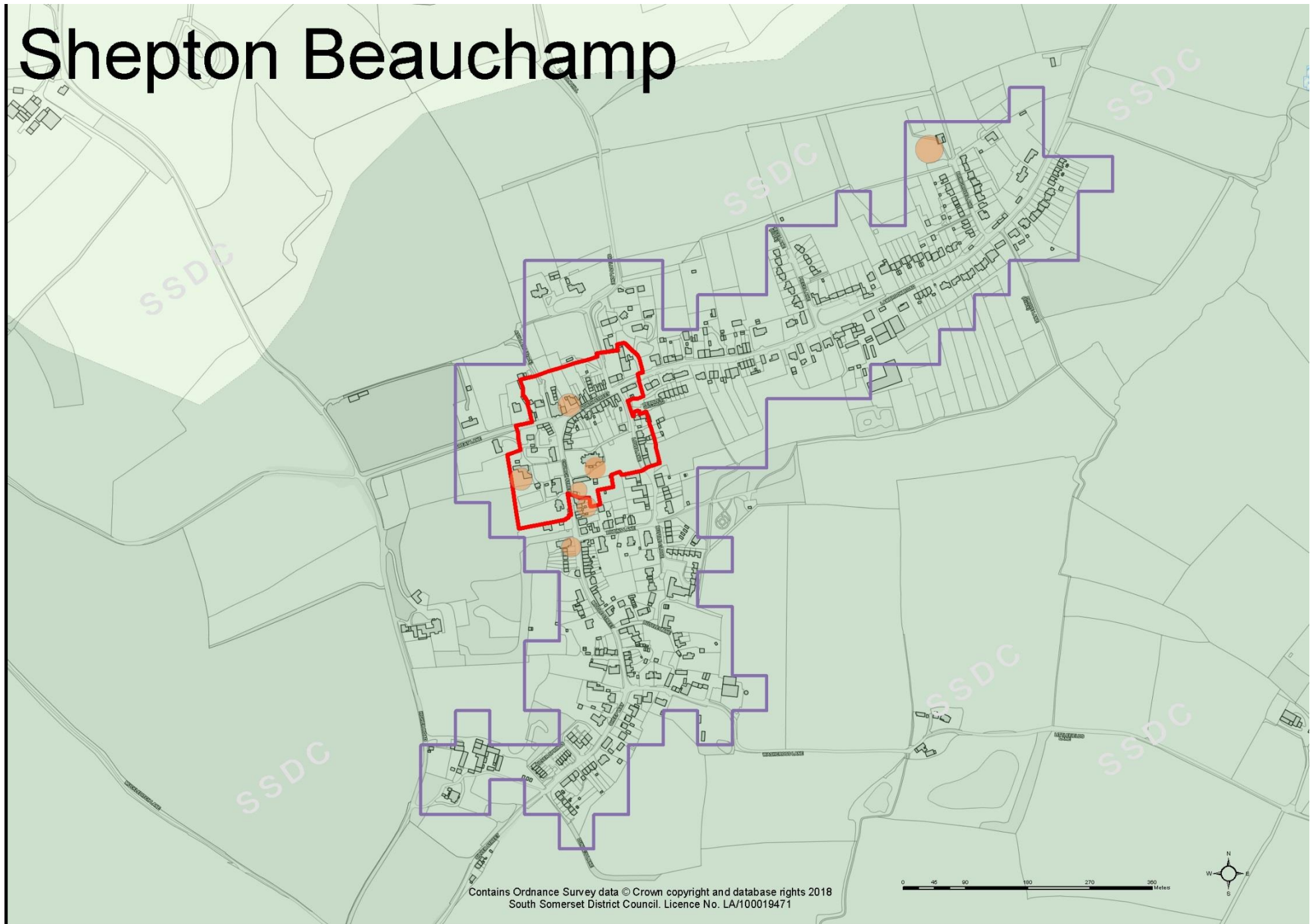


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Queen Camel



Shepton Beauchamp



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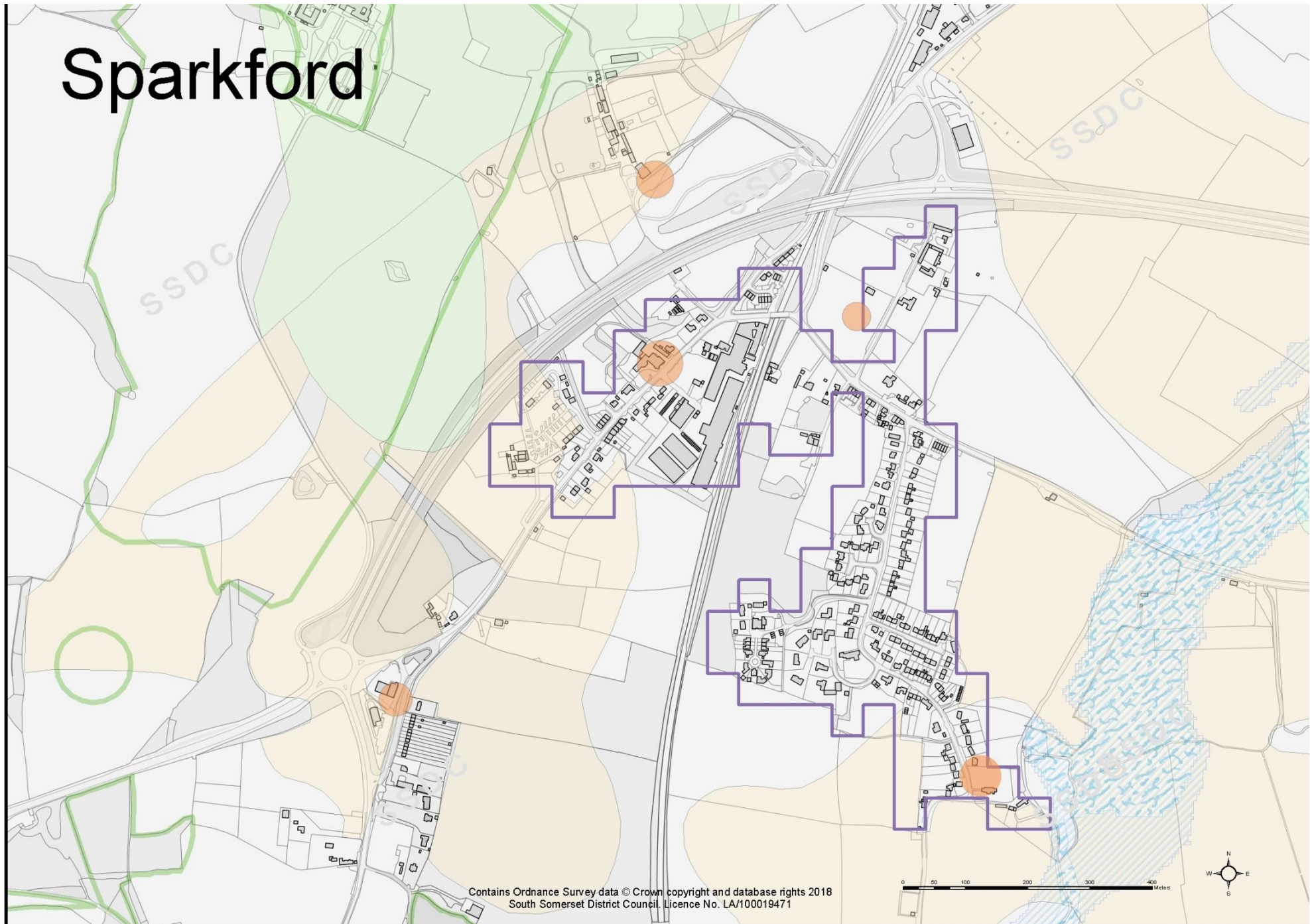
Stoke Sub Hamdon

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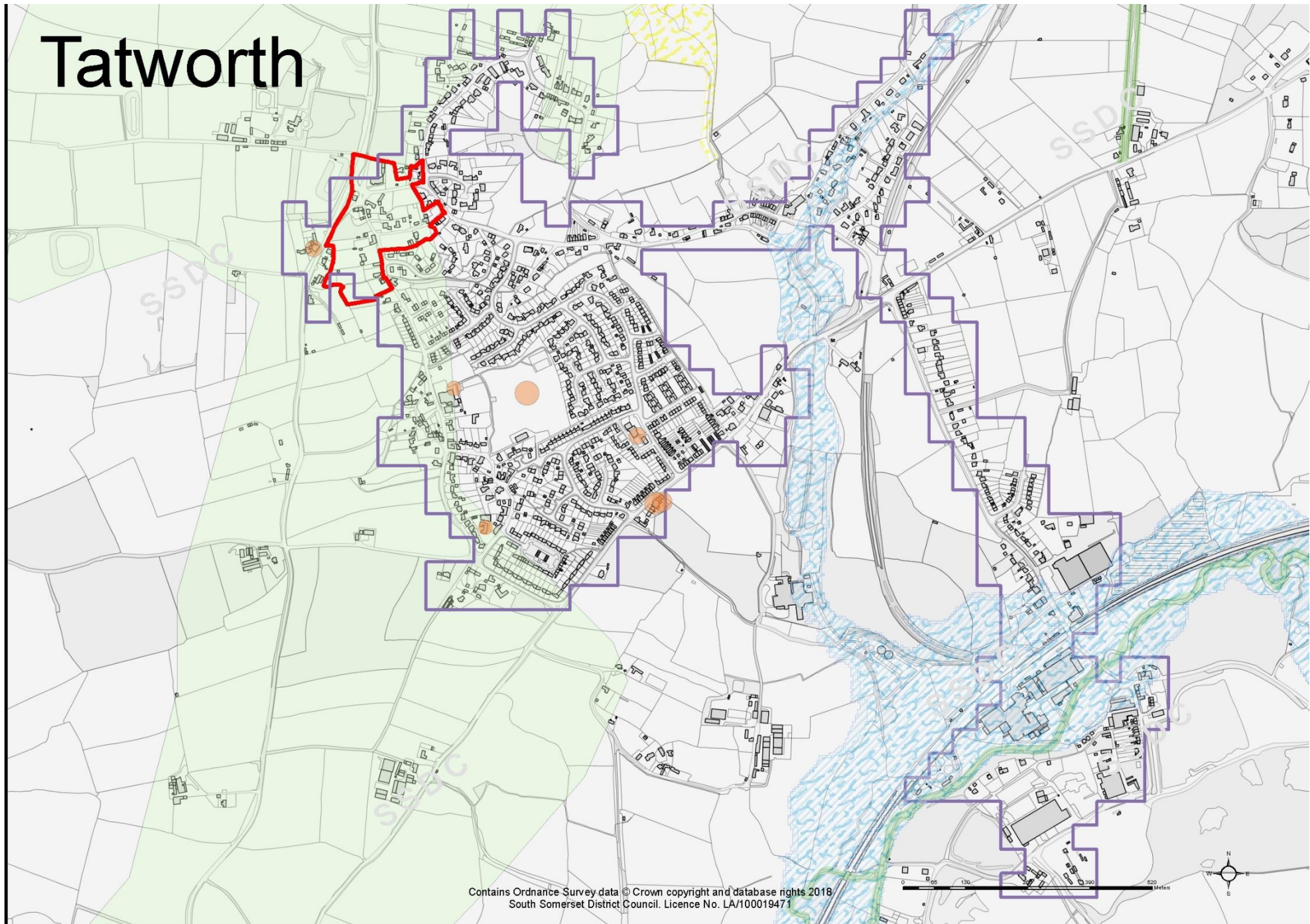
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Sparkford

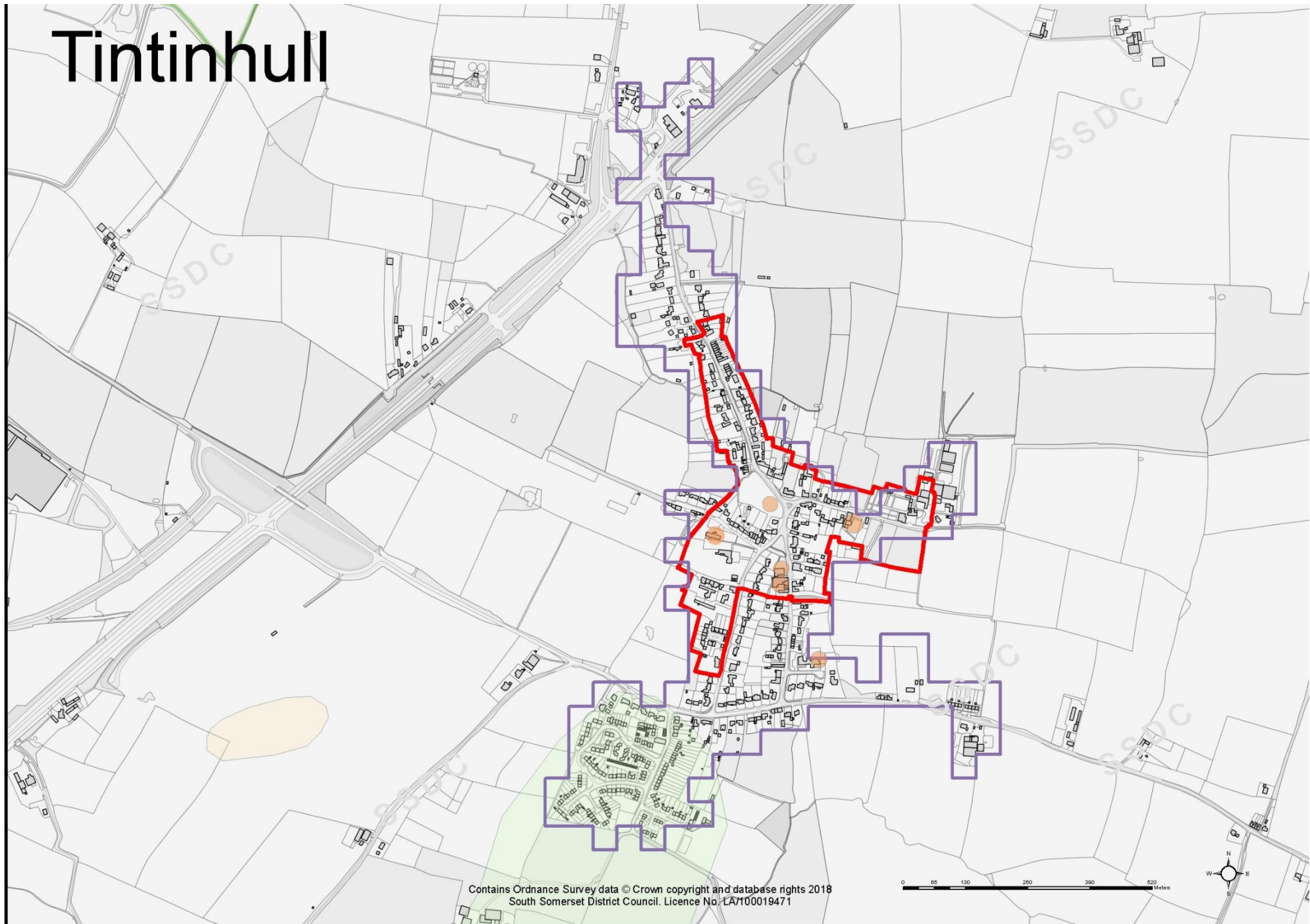


Tatworth



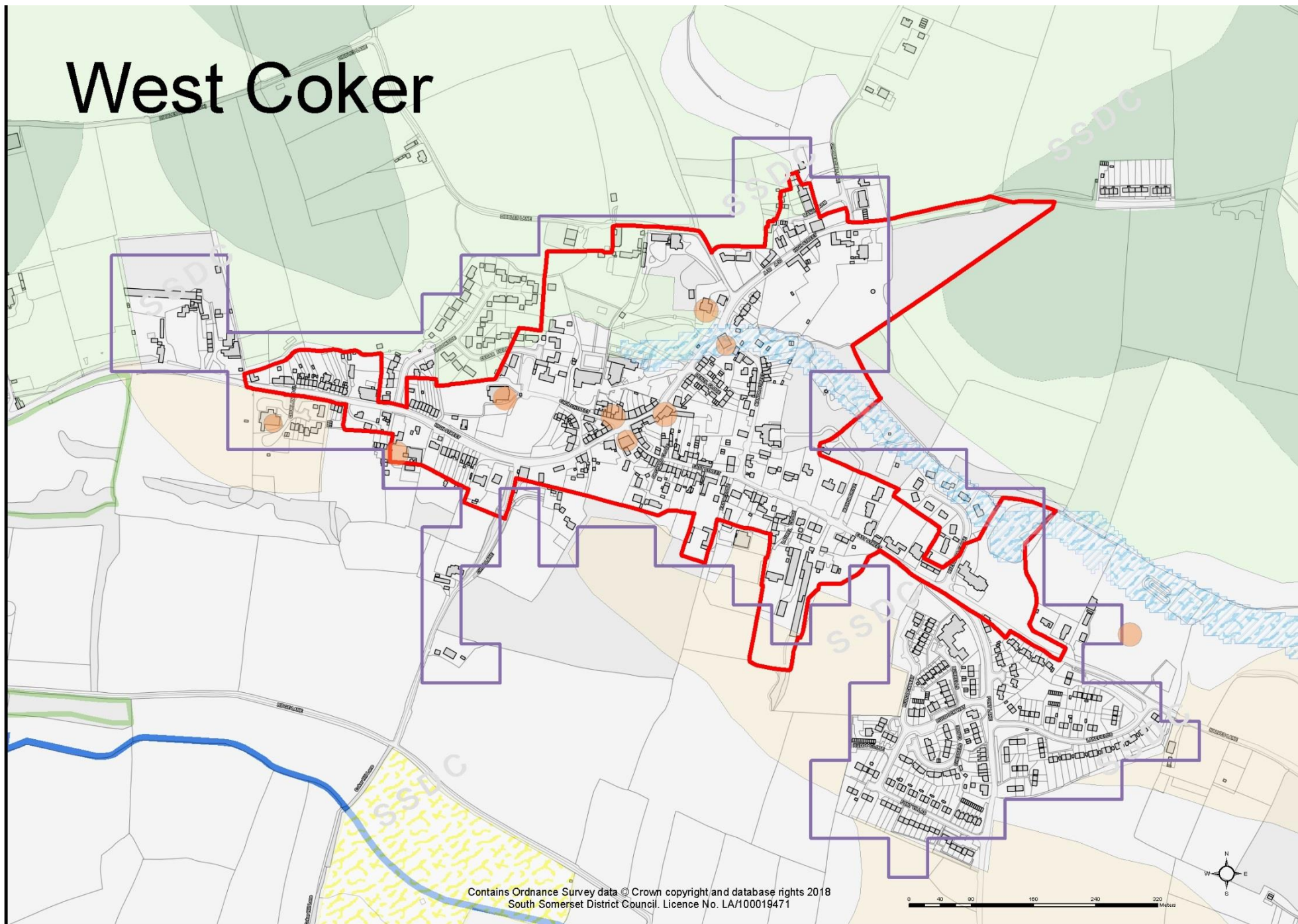
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Tintinhull



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West Coker

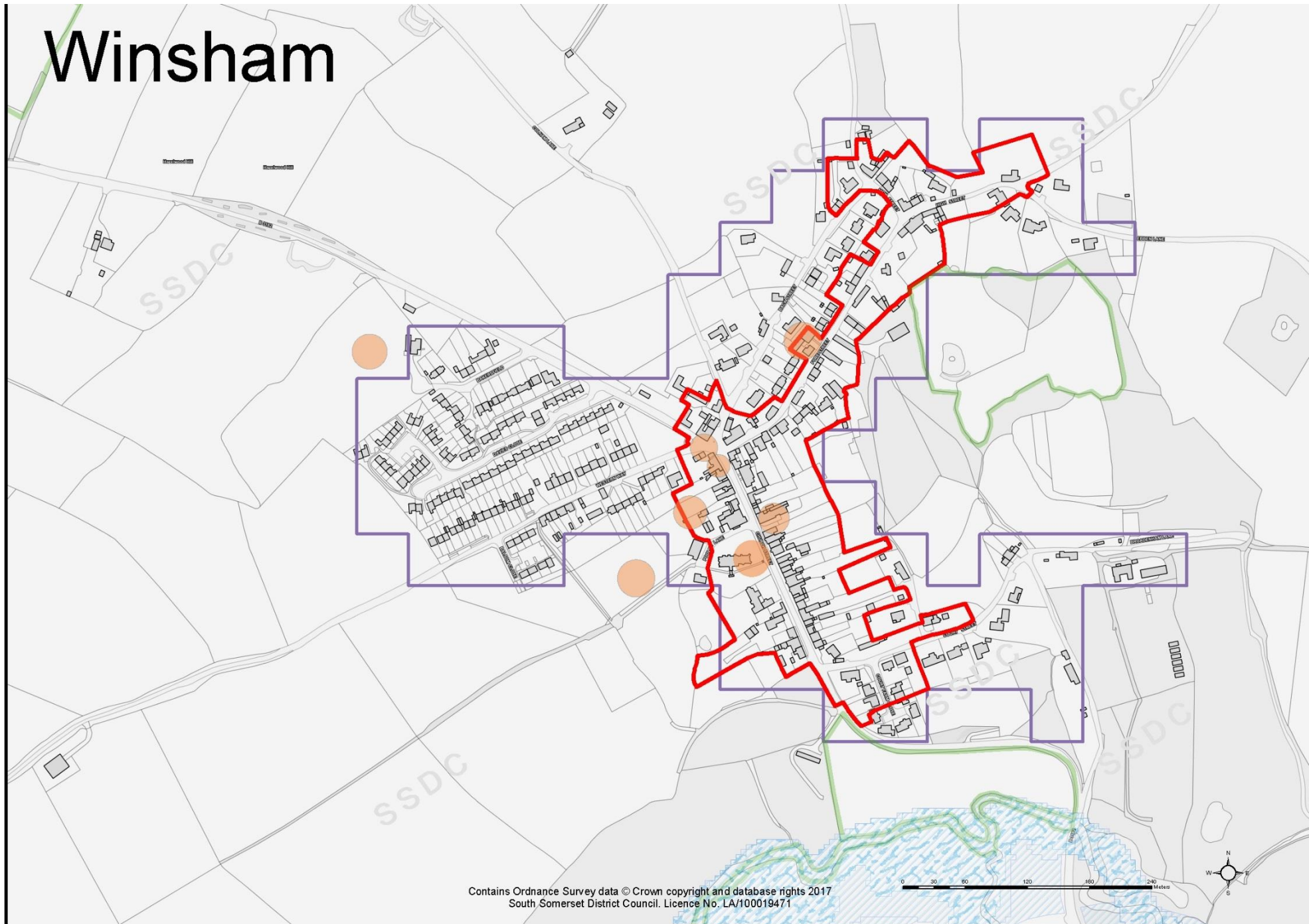


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0 40 80 160 240 320 Meters



Winsham



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Appendix 3 Location Map of Settlements

